



TORCROSS

4a Guildown Road, Guildford, Surrey, GU2 4EN

HILL CLEMENTS

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Surrey, GU2 4EN

An interesting split level detached family house of 2,113 sq ft, situated in a very popular and convenient location within half a mile of the station and High Street

**4 BEDROOMS: EN SUITE SHOWER ROOM: BATHROOM: ENTRANCE HALL: SITTING ROOM/DINING ROOM:
KITCHEN/BREAKFAST ROOM: CONSERVATORY: LOWER HALL WITH CLOAKROOM: FAMILY ROOM:
GAS CENTRAL HEATING: INTEGRAL DOUBLE GARGAE WITH UTILITY AREA: 0.22 ACRE PLOT WITH
LAWNED REAR GARDEN**

High Street and main line station (Waterloo 38 mins) – 0.5 mile

PRICE GUIDE: £895,000 FREEHOLD

The Location

Torcross is situated in the lower section of popular and convenient Guildown Road and is therefore within easy walking distance of the station, town centre and the river Wey tow path, providing lovely riverside walks. All the amenities of the town are therefore close by, including the theatre and the historic cobbled High Street with its excellent shops and nearby restaurants and bars. There are also lovely walks along the Downs at the end of Guildown Road.

The Property

Torcross is an individual detached family house with adaptable split level accommodation arranged over three floors. There are four bedrooms and two bathrooms on the first floor, which are approached by a very wide staircase from the hall.

On the ground floor there is a large sitting room, a kitchen/breakfast room and a conservatory. Stairs lead down from the kitchen/breakfast room to a very adaptable family room with a door to the garden. There is also a lower hall with cloakroom and a door to the double garage with utility area. Outside a long driveway leads up to the house with access either side of the house to the rear garden.

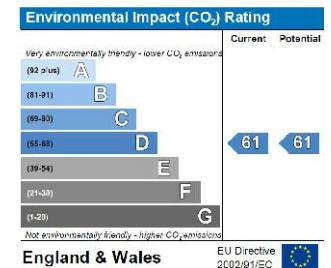
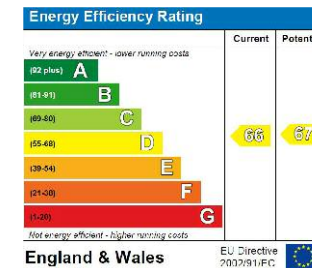
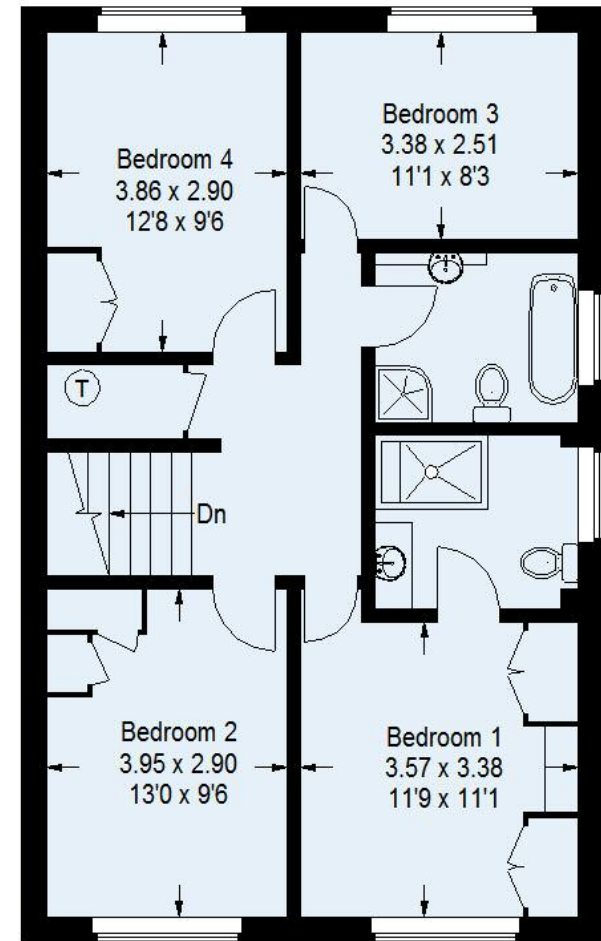
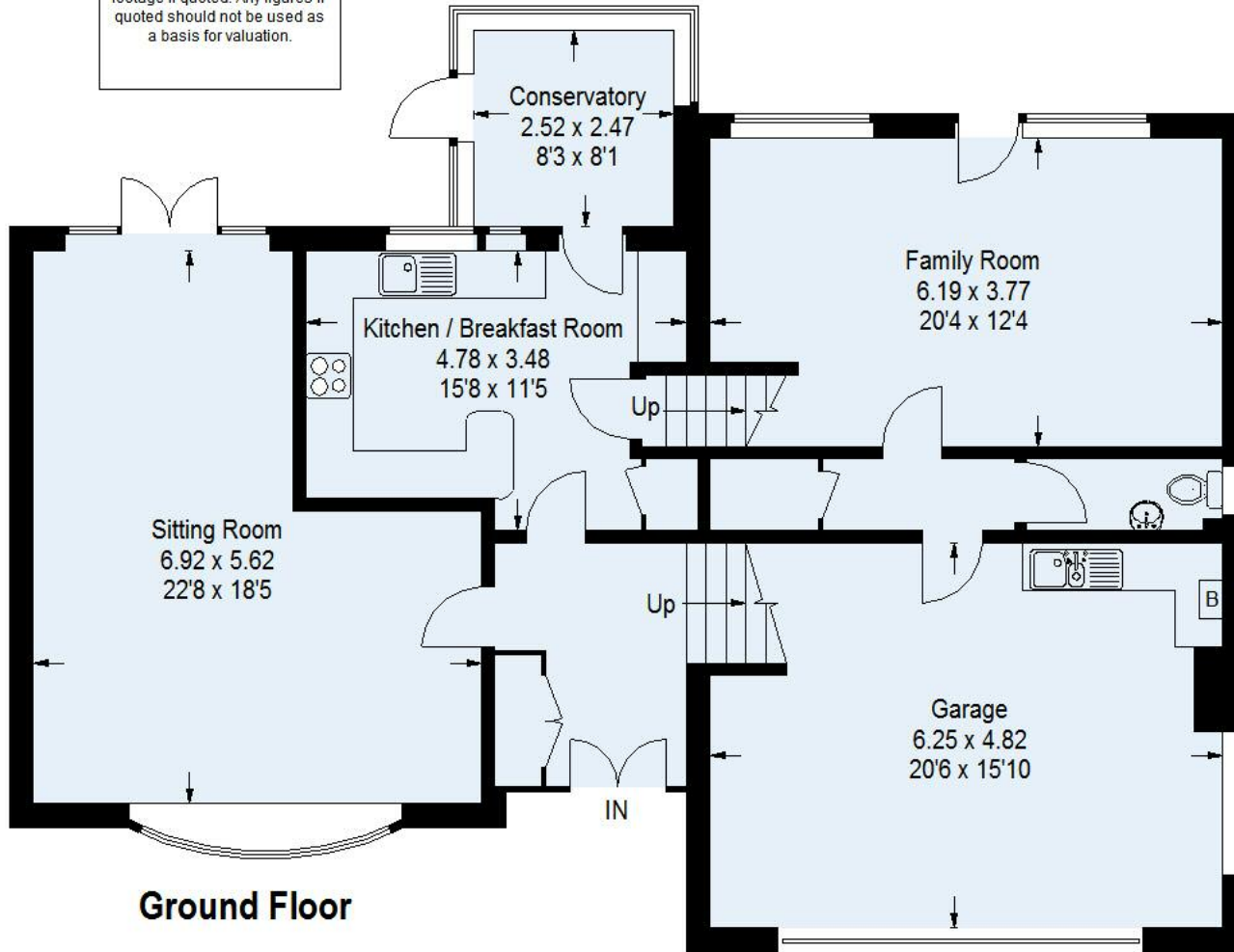
Directions

From Guildford's one way system take the A3100 Portsmouth Road to Godalming. Continue up the hill, passing the turning to Lawn Road on the left and turn right into Guildown Road, just after the turning to Artington Walk. The driveway to Torcross (4A) will then be found after a short distance on the right.

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Approximate Gross Internal Area
House = 165 sq m / 1783 sq ft
Garage = 30 sq m / 330 sq ft
Total = 195 sq m / 2113 sq ft



MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT

