



ESTATE AGENTS



Kings Road, Guildford, Surrey, GU1 4JW

Offers in excess of £550,000

Kings Road, Guildford, Surrey, GU1 4JW

A superb semi-detached Victorian House spread over three floors. Ideally located within a short walk of the town centre and mainline station, this character house is also just around the corner from London Road station and Stoke Park.

The front door leads into the hall with stairs to the first floor. To the front is the charming living room with open fireplace housing cast iron log burner, exposed wood flooring and window to the front. To the rear is the dining room with open fireplace, exposed wood flooring and window to the rear. A door to the rear leads into the spacious kitchen with an extensive range of fitted units, windows to side and rear and glazed door to the garden.

A door from the dining room leads down to a superb basement level comprising double bedroom and en-suite.

The first floor landing has access above to the storage loft. To the front is a double bedroom with window to front. To the rear is a further bedroom with window to rear. A door to the rear leads into the large bathroom comprising bath, wc and wash hand basin.

The south facing rear garden comprises a paved terrace with the remainder laid to level lawn with mature shrubs and gated side access to the front.

- Victorian House
- Three Storeys
- Semi Detached
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- South Facing Garden
- Council Tax Band: D



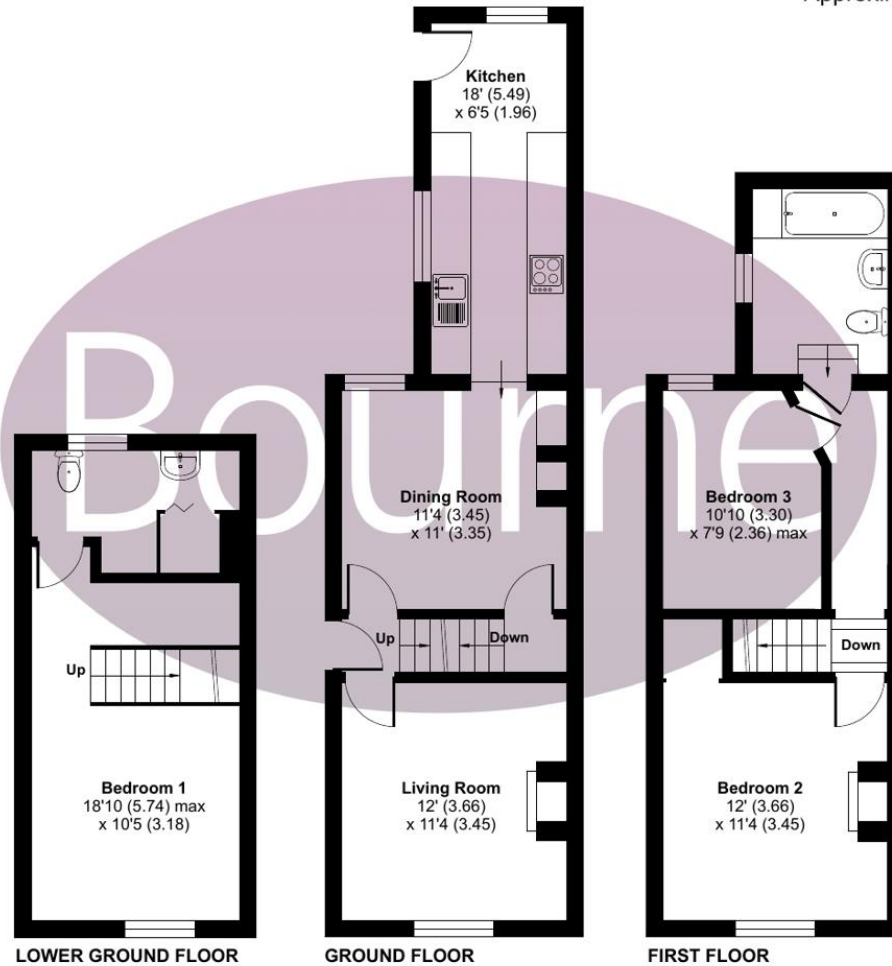
Floorplan



Kings Road, Guildford, GU1

Approximate Area = 1050 sq ft / 97.5 sq m

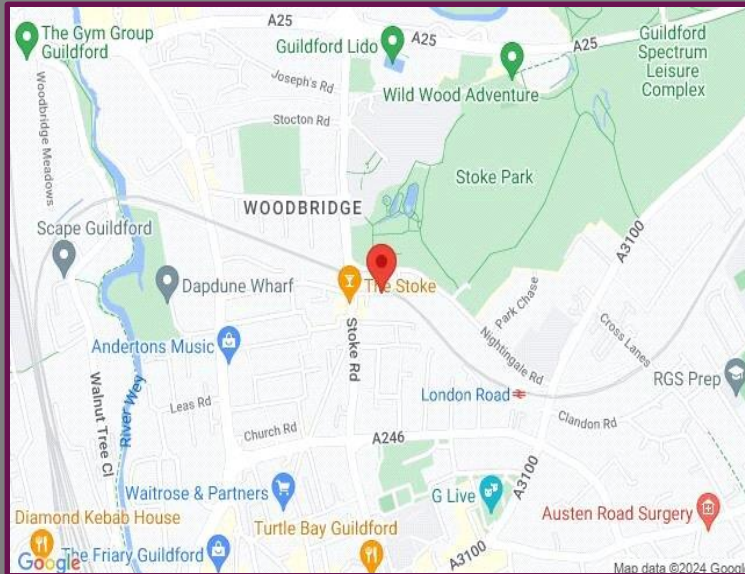
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1132465

Location

Kings Road is a residential road of mainly Victorian properties situated just off Stoke Road in the heart of Guildford and within ¼ mile of Guildford town centre and the mainline station. The area is well served by local bus routes, and the nearby A3 connects to London, the M25 and the South.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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