



48 London Road, Guildford GU1 2AL



**COLLINS**  
Independent Estate Agent





## 48 London Road Guildford GU1 2AL

£1,000,000

Freehold

A Georgian town house of size and quality for sale for the first time in decades in the heart of the town. This rare home is one of only a few of its kind in the town. Large and replaced oversized sash windows, high ceilings and many original period features provide a fantastic opportunity to remodel and refurbish to the highest standards. Currently the accommodation comprises over four floors approaching 2,000 square feet, providing a sizeable home with memorable light rooms. There are four bedrooms over two floors served by a shower room and bathroom on each floor. The principal bedroom is a lovely room with good storage and a dual west aspect from the oversized sash windows. The ground floor comprises of a large kitchen dining space with access to a cellar room. The elegant living space can be found on the first floor above the road and shrubbery and features a marble fireplace. The living space is further enhanced with a return that leads to hardwood Marston and Langinger conservatory. Outside the east facing and surprisingly quiet walled garden is a good size and blank canvass. There is rear access to the twin garages and a right of way for vehicles beside no 46 via a shingle driveway.



- Four Bedrooms
- Parking and Twin Garages
- Walled Garden
- Large Kitchen Diner
- Cloakroom and Cellar
- Bathroom and Shower room
- Large receptions and Conservatory
- EPC - E
- Council tax band - G





**\*\*JUST RE-AVAILABLE\*\*** - This rare 4 storey Georgian town house is situated within the "Waterden Road Conservation Area" of the town centre. Ideal for walking to numerous schools nearby including the High School for Girls and The Royal Grammar School, Lanesborough and Tormead. The Upper High Street is just a short stroll and Stoke Park easily accessible by foot as well. London Road station is also on your door step that connects with Guildford mainline. Being so close to everything the centre of Guildford has to offer by foot makes this a fantastic opportunity to established roots in the heart of the town for families.



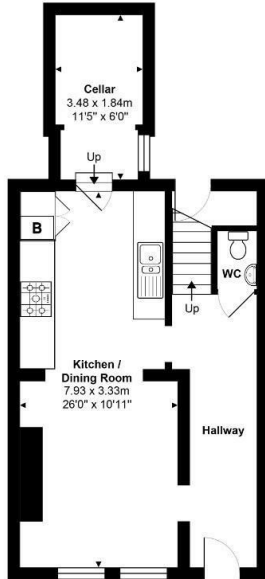
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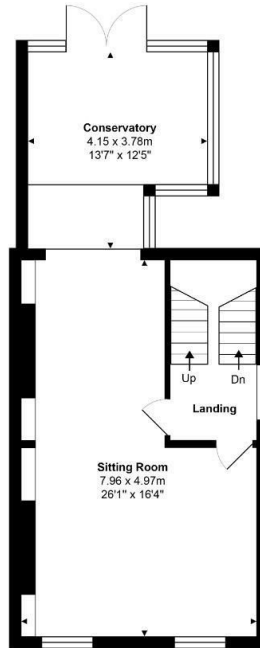
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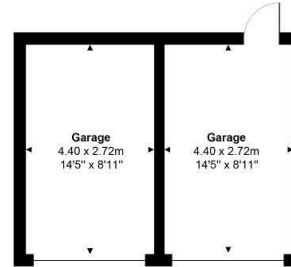
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**Lower Ground Floor**  
Approx. Gross Internal Area 46.6 m<sup>2</sup> ... 502 ft<sup>2</sup>



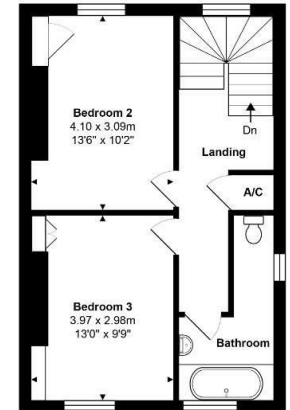
**Ground Floor**  
Approx. Gross Internal Area 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>



(outbuilding not shown in true location / orientation)



**1st Floor**  
Approx. Gross Internal Area 41.5 m<sup>2</sup> ... 447 ft<sup>2</sup>



**2nd Floor**  
Approx. Gross Internal Area 41.5 m<sup>2</sup> ... 447 ft<sup>2</sup>

Total Approx. Gross Internal Area 183.7 m<sup>2</sup> ... 1977 ft<sup>2</sup> (excluding garages)

All measurements are approximate and for display purposes only. Not to scale. [www.energysassessuk.com](http://www.energysassessuk.com)



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