



37 The Mount, Guildford GU2 4HN



COLLINS
Independent Estate Agent





37 The Mount Guildford GU2 4HN

£595,000

Freehold

Tucked away in a hidden location off The Mount, this detached Victorian house commands a town centre view from the slope of The Mount. The property is arranged over three floors with the lower ground being cleverly converted as a bedroom with ensuite and direct access to the garden. There are two further bedrooms and a full bathroom on the first floor balancing the bedroom accommodation well. A good sized sitting room with wood effect floor and a fireplace can be found on the ground floor and the kitchen is a lovely square room being well fitted with a tiled floor and plenty of space for a family sized table. The property has double glazed sash windows and enjoys a gas central heating to radiators. Outside the low maintenance east facing garden offers plenty of scope to create a green town centre oasis with a large patio, shed and panelled fenced borders. Mature bamboo and a specimen Bay tree offer privacy. There is a lockable side access gate that opens to a private pathway to the street and parking bays for residents with permits.



- Unique private location with town view
- Three bedrooms, Character features
- Lapsed planning permission (12/P/01254)
- Courtyard town garden
- Large kitchen/diner
- Bathroom and ensuite
- Converted basement with garden access
- EPC - D
- Council tax band - E





An almost "secret" location with Guildford's fine town centre a few hundred metres at the foot of the hill, accessed across the pedestrianised Town Bridge over the River Wey, with its National Trust navigations and locks. A few hundred meters above the house are the fields and open meadows of the Hogs Back with views north and south. The North Downs Way is just a 10 minute walk away. Also within a very short walk is Guildford station, with fast and frequent links to London and the coast, and to the airports and the west. This home enjoys the best of both worlds, town & countryside.



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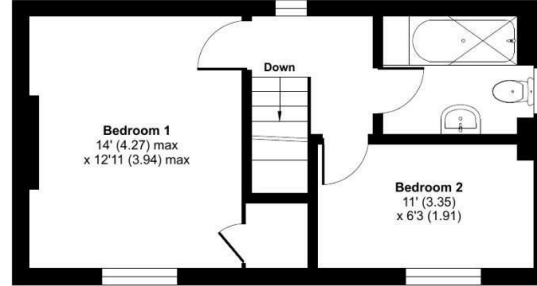
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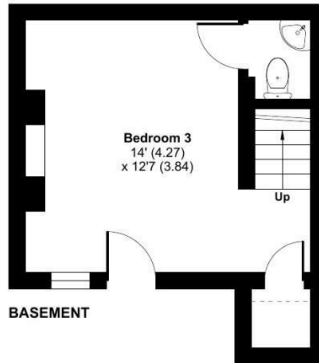
The Mount, Guildford, GU2

Approximate Area = 871 sq ft / 80.9 sq m

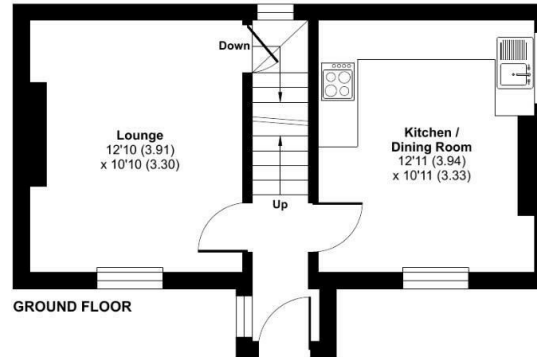
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FIRST FLOOR



BASEMENT



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 1061999



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