



21 Gardner Road, Guildford GU1 4PG



COLLINS
Independent Estate Agent





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£620,000

Freehold

A classic Victorian bay fronted semi detached house in a popular no through road close to Guildford town and mainline station. The property is vacant with no chain and offers enormous potential to the loft space and generous basement. The presentation is good both inside and out with some very attractive character features still evident. Pine panelled doors, fireplaces and replacement double glazed sash windows are just some of the features. A clever internal alteration separates this home from the many similar Victorians on the market with the staircase wall removal from the dining room that creates a unique open plan feel to the second reception. The kitchen is crying out for a side return extension with a timber framed addition already in place as a temporary measure. Worth noting is the gabled roof design making conversion to a dormer possible without significant roof design changes. The property also features a typical town centre garden with side access and a gas central heating system to radiators. To summarise - huge potential but a lovely home already.



- 1400 sq ft with two large double bedrooms
- Two reception rooms
- Basement and loft potential
- Side return kitchen opportunity
- Bathroom and shower room
- EPC - D
- Council Tax - D
- No chain





The property is situated in a popular no through road opposite Guildford Cricket ground. Both of the stations are within an easy walk of under 0.7 of a mile by foot. Close by is Stoke Park with its popular Park runs, the cobbled High Street and a very handy Guildford Local convenience store which sells most items is a few hundred yards away on Woodbridge Road. According to google, Guildford County secondary school is 0.9 miles by foot.



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Approximate Area = 1271 sq ft / 118 sq m (excludes lean to)

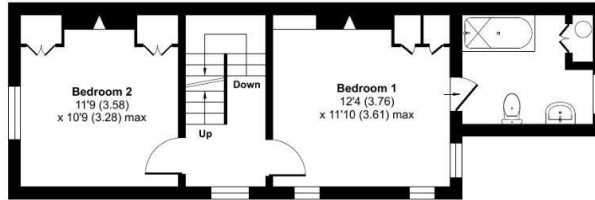
Limited Use Area(s) = 152 sq ft / 14.1 sq m

Total = 1423 sq ft / 132.1 sq m

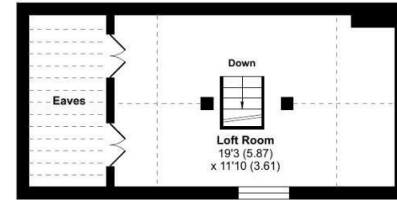
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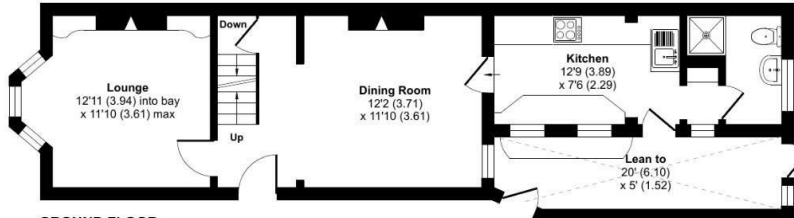
Denotes restricted head height



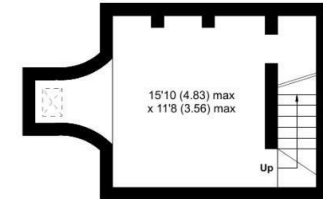
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



BASEMENT FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 1057421



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