



14 Belmont Avenue, Guildford GU2 9UF



COLLINS
Independent Estate Agent





14 Belmont Avenue Guildford GU2 9UF

£545,000

Freehold

A classic 1930's semi detached house with a large south backing garden in a sought after road not far from Guildford town and close to essential amenities. This property has been significantly updated and improved throughout, most evident in the ground floor extension that has created a large new kitchen with bi-folding doors to the terrace and garden. This clever and recent alteration allowed the creation of a separate utility room and shower room in the space the old kitchen left. The reception space is vast and open plan, originally being two rooms and enhanced further by the front bayed window that is mirrored in the master bedroom above. Currently three bedrooms, there is enormous potential to convert the loft space, like neighbouring homes giving a large new master suite with a separate bathroom. The whole property is double glazed and has a modern combination boiler that has recently been serviced powering the gas central heating system. There is driveway parking for two cars and side access.



- Classic 1930's semi detached
- Off road parking
- Large south backing garden
- Extended large kitchen
- Utility and shower room
- Large open plan reception space
- Three bedrooms, Refitted bathroom
- Loft space potential
- EPC - C
- Council Tax Band - D





This extended three bedroom family home is perfectly located just outside of Guildford town in this popular road a short stroll to common land and various open green spaces. At the end of the road is a Waitrose, Post Office, Dentist, Chemist, Vets and the best Fish & Chip shop for miles. Within a 10 minute walk is Sainsburys a butchers, barbers and handmade Pizza. Schooling at Stoughton Infants, Northmead Junior and St Josephs are all within a 20 minute walk. QEP close by offers further children's activities and clubs. To summarise, great community atmosphere and amenities, lovely extended home



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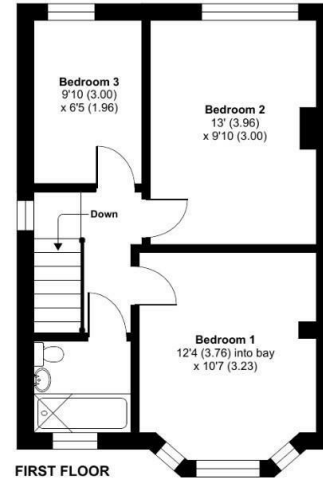
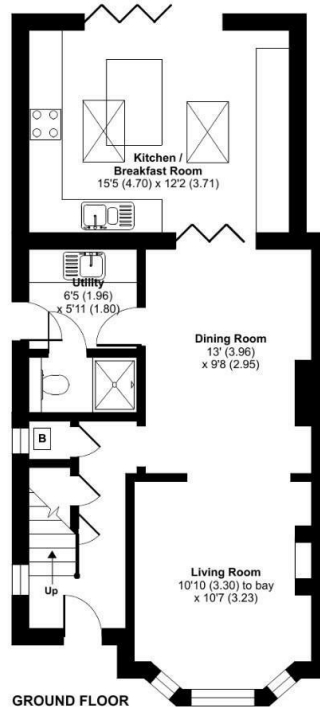
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Approximate Area = 1060 sq ft / 98.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Mark Collins (Guildford) Limited. REF: 991979



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