



16 Chesham Road, Guildford GU1 3LS





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Asking price £419,995
Share of Freehold

A stylish ground floor garden flat featuring two bedrooms, parking for two cars and a versatile home office/studio. A good sized private garden is viewed through french doors from the living room that enjoys a herringbone effect wood floor that flows throughout the property. The kitchen is contemporary and stylish with a bathroom to match and two bedrooms off a central hall. The property is double glazed and is heated by gas central heating to radiators. Outside the private west facing garden has a full width terrace, lawn and is fully enclosed featuring a specimen tree. A garden gate gives access to the parking off Chesham Road for two cars.

To summarise, Lovely Charlotteville location, parking and a garden !



- Ground floor conversion from a Victorian house
- Share of Freehold
- 999 Lease from 1989
- Ground rent £1 PA (Peppercorn) No current service charge - planned works split 3 ways
- Buildings insurance split 3 ways
- EPC - C
- Council Tax band - C





Chesham Road is a quiet short street leading to Cooper Rd within the Charlotteville conservation area and is very popular with young families as Holy Trinity Pewley Down School is close by. Being between the Downs at Pewley and Upper High Street provides the best of best worlds for countryside and town life. London Road station is a short walk away. Guildfords upper High street and G live entertainment venue is around 7 minutes walk.



COLLINS

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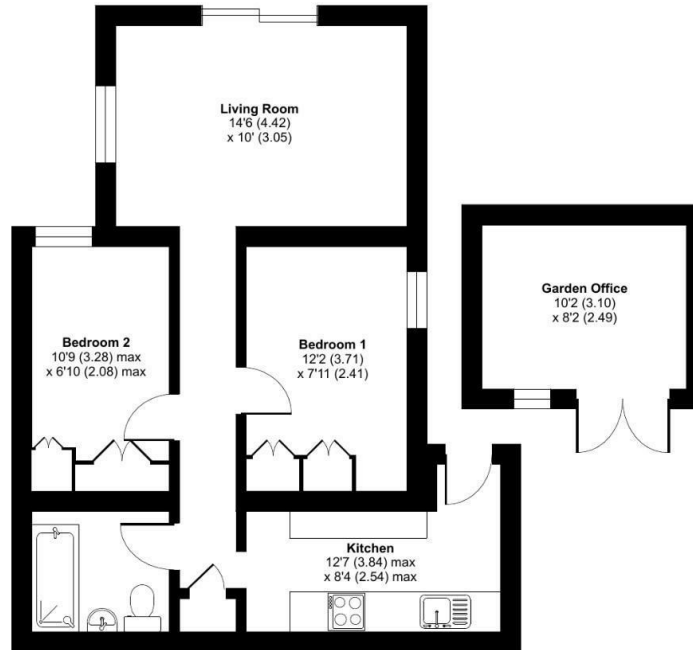
Chesham Road, Guildford, GU1

Approximate Area = 556 sq ft / 51.7 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 639 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1126095



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