



54 Down Road, Guildford GU1 2PY



**COLLINS**  
Independent Estate Agent





## 54 Down Road Guildford GU1 2PY

Price £695,000

Freehold

A totally remodelled Victorian house in a quiet street leading to Merrow Downs that adjoins the Golf Club. This property is truly one of a kind featuring a 21st century interior that is beautifully presented. Noteworthy features are numerous but the kitchen extension with bi-folding doors and the clever use of glass walls to the sitting room, are simply spectacular. The kitchen/dining area is well fitted with stone composite surfaces and contrasting deep blue units in a shaker style. In addition to the ground floor can be found a shower room and utility room that houses the combination boiler. One of the most unique features of this "Tardis" like home is the carefully planned and repositioned oak staircase, gently turned from the hall to gain space to the first floor and landing. There are three bedrooms and a luxurious contemporary bathroom to the first floor with good storage to the principle room. The whole house is double glazed. Outside the south west facing garden is totally landscaped with side access and a fully insulated office/studio and store to the rear, perfect for home working.

To summarise - Imaginative design, stylish beautiful interior, stunning outside space and location.







Situated in a no through road to Merrow Downs this stunning three bedroom house is well located for schooling for all ages with some of Guildfords most notable schools on your doorstep. Local shops can be found at Merrow village which is about 0.7 of a mile. Guildford Upper High Street and London Rd station are 1.3 and 1.2 miles. The Downs are located at the end of the road giving access to miles of Surrey countryside. If you're a golfer, Guildford Golf Club is within walking distance. The road is famous for its strong community atmosphere and mixed demographic of residents, new and old.



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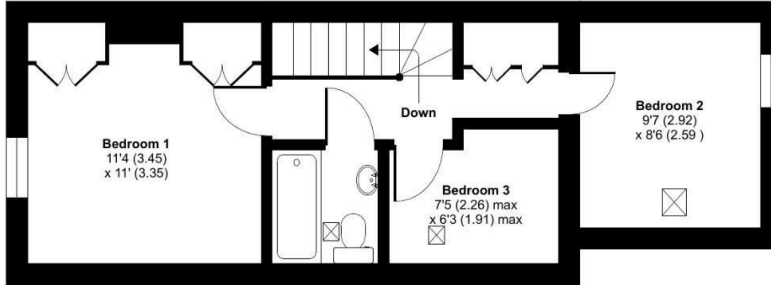
## Down Road, Guildford, GU1

Approximate Area = 873 sq ft / 81.1 sq m

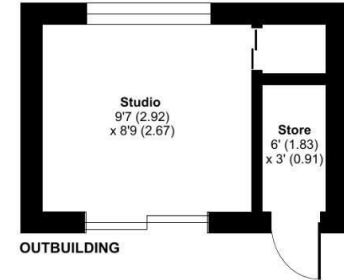
Outbuilding = 118 sq ft / 11 sq m

Total = 991 sq ft / 92.1 sq m

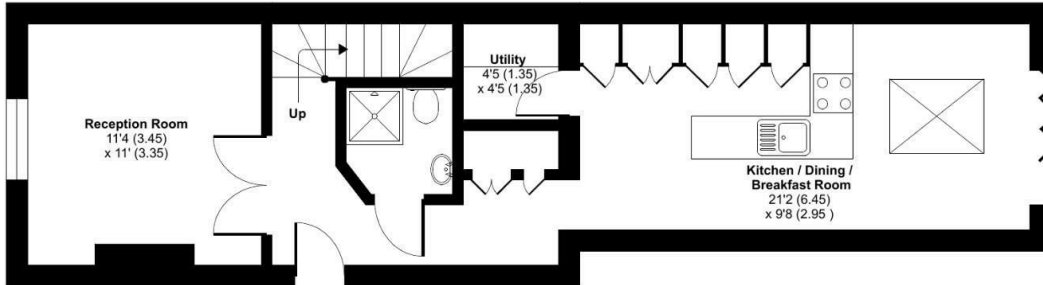
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FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1173770



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