



83 Agraria Road, Guildford GU2 4LG



COLLINS
Independent Estate Agent





83 Agraria Road Guildford GU2 4LG

Asking price £720,000
Freehold

An Edwardian house of charm in the sought after Agraria Road. The property is offered for sale with no on going chain and has been in my clients ownership since 1996. There are many original characteristics found in the home to include fireplaces, a bay window, timber windows and a very attractive arched entrance porch that is framed by a stunning mature Wisteria. This halls adjoining family home has the potential for future growth as well notably to the rear. Noteworthy features include three double bedrooms, two bathrooms, two reception rooms and the clever repositioning of the kitchen dining space to the centre of the home. Outside the garden is a good size, fully enclosed with side access and facing west.

To summarise, Edwardian character, popular location, future potential and ready to buy with no chain.



- Well cared for character home
- Three bedrooms and two receptions
- Close to County secondary school
- Walk to the station in minutes
- New Vaillant boiler in 2023
- Council tax band - E
- EPC - D





Agraria Road is perfect for the commuter with a family. Excellent Guildford school catchment comes with this quality three bedroom character home that is just 0.6 miles to the lower High Street and a few minutes walk to the platform to Waterloo. Across the Farnham Road can be found one of Guildford's famous beauty spots, The Mount, which is perfect running, cycling, dog walking or just taking in the view. The sunsets from the Mount can be breathtaking. Local shops including a Coop and pharmacy are just a stones throw away.



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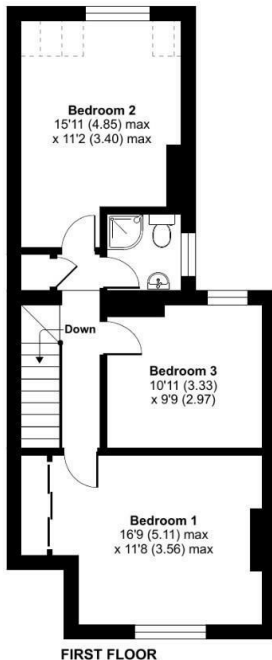
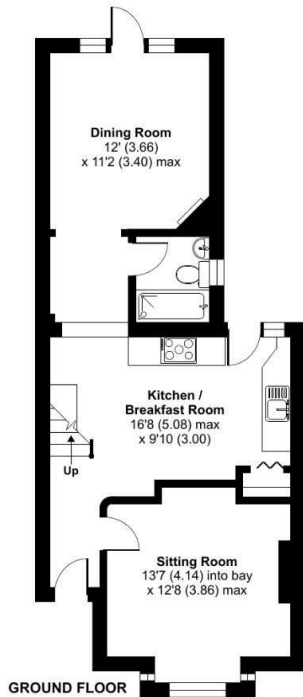
Approximate Area = 1151 sq ft / 106.9 sq m

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Outbuilding = 47 sq ft / 4.4 sq m

Total = 1213 sq ft / 112.7 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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