



11 Stoke Grove, Guildford GU1 4LU



**COLLINS**  
Independent Estate Agent







## 11 Stoke Grove Guildford GU1 4LU

Asking price £639,000  
Freehold

A handsome semi detached Victorian house in a peaceful traffic free cul-de-sac in the Stoke Fields conservation area. This property is extremely well presented with a delightful west backing garden that has recently had a garden office built to its rear. Both stations are within walking distance as well as the High St, North Street and Waitrose. Unusually for such a central location this property comes with driveway parking. Features of this lovely home include a cosy sitting room with log burning stove, a separate dining room that adjoins a well equipped and fitted galley style kitchen. Double glazed french doors open to the garden from the dining room and kitchen to a patio terrace and very good sized town garden. On the first floor there are two good double bedrooms and a bathroom with a separate shower and rolled top bath. Other features include sash windows, parquet flooring, plantation shutters and a stylishly decorated interior.

- Unique central location
- Driveway parking
- Conservation area
- Peaceful cul de sac
- EPC - D
- Council Tax Band - D









A unique and peaceful town centre location just off the sought Stoke Fields conservation area. Stoke Fields is known for its pedestrianised cobbled street, Victorian street lights and strong community atmosphere. The little known cul de sac of Stoke Grove can be found half way along Stoke Fields in an almost hidden location. This traffic free location is convenient for both stations, Waitrose, the High Street and Stoke Park. Good schooling, nurseries and parks are all close by.



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Parallel House, 32 London Road  
Guildford, Surrey GU1 2AB

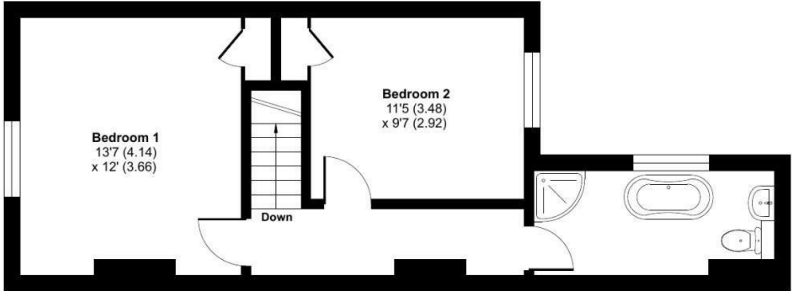
Telephone | 01483 230 473  
info@collinsguildford.co.uk

[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)

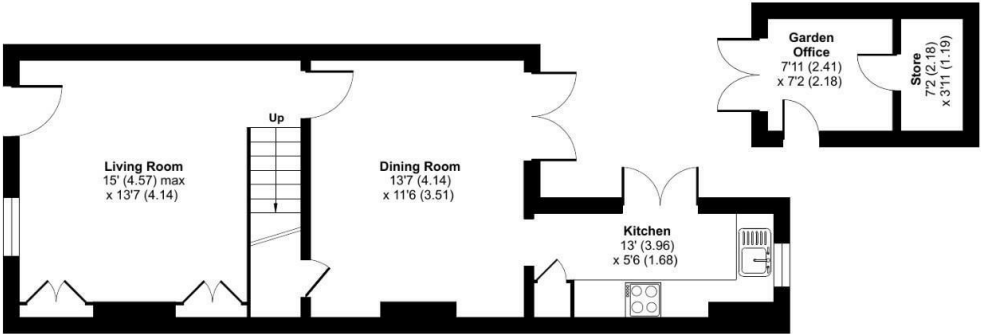


# Stoke Grove, Guildford, GU1


Approximate Area = 868 sq ft / 80.6 sq m  
Garden Office = 89 sq ft / 8.3 sq m  
Total = 957 sq ft / 88.9 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 **Certified Property Measurer** 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: 1163484.



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