



54 Stoke Fields, Guildford GU1 4LS



COLLINS
Independent Estate Agent





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Guide price £699,950
Freehold

A Victorian semi detached house with off road driveway parking, quietly situated within the Stoke Fields conservation area. The property has undergone a full renovation and extension/re model since my clients ownership some 10 years ago. The home now features a contemporary flow of open plan space to the main living area and kitchen affording future potential to this oversized rare light space. Large bi folding doors open from the living area to the unusually large garden for the town giving side access and a easterly aspect. There are two double bedrooms, an ensuite and family bathroom cleverly crafted within my clients design. A well converted basement also can be interpreted for various uses. Other features include a study/hall, cloakroom and gas central heating and double glazing. Solid oak wooden floors flow throughout the house giving a clean contemporary feel.



- Beautiful unique Victorian home with a contemporary feel
- Driveway parking
- Traffic free conservation area
- Large town garden
- Hard wired fire alarm
- Bathroom, ensuite and cloakroom
- EPC - D
- Council tax band - D





Stoke Fields is a lovely place to live with most of Guildfords attractions being within walking distance. The road is a conservation area and free from through traffic. The Victorian lighting and paving give this mainly pedestrianised street a unique feel. Waitrose, Stoke Park, both stations and the town centre High St are all just a few minutes walk. To summarise a very central location with a unique community atmosphere.



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