



120 London Road, Guildford GU1 1TN



**COLLINS**  
Independent Estate Agent







## 120 London Road Guildford GU1 1TN

Asking price £1,150,000  
Freehold

An attractive late 1950's detached family house with clay tiled elevations under a clay tiled roof featuring twin bay windows and double glazed windows and doors. The property benefits from a two storey side extension and porch that was added in 2000 when my client purchased the home. The location is perfect for schooling, the Upper High Street, Stoke Park and railway station at London Road. Internally the presentation is very good and the room sizes ideal for family living. Noteworthy features include, views across Stoke Park, three reception rooms plus a double glazed conservatory. On the first floor the four bedrooms are all double doubles served by a family bathroom and ensuite shower room. Worth noting is the additional space in bedroom three that connects with a study, dressing area. The property is heated by gas central heating and is fully double glazed. There is potential in the roof space and the obvious opportunity of connecting the dining room, kitchen and breakfast room together. The garage is integral with a blocked paved driveway for several vehicles.

Outside the low maintenance and well kept garden to the rear is private, facing south east with side access, a shed and raised decked area. The garden is fully enclosed by fencing with mature shrub borders.



- Late 1950's detached family home
- Close to schooling and opposite Stoke park
- Four bedrooms, bathroom and ensuite
- Cloakroom, large hallway and three reception areas & conservatory
- Garage and plenty of parking
- Fitted wardrobes to all four bedrooms
- EPC - D
- Council tax band - F







Perfectly located for several of Guildfords private schools and opposite Stoke Park, this four bedrooms detached house is only a 15 minute walk to Guildfords upper High Street. Close by can be found Boxgrove Primary School, The Royal Grammar School, Guildford High School, Tormead and Lanesborough. The Spectrum Leisure centre is a short stroll across the park where The Guildford weekly Park Run is held on Saturday mornings.



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## London Road, Guildford, GU1

Approximate Area = 1787 sq ft / 166 sq m

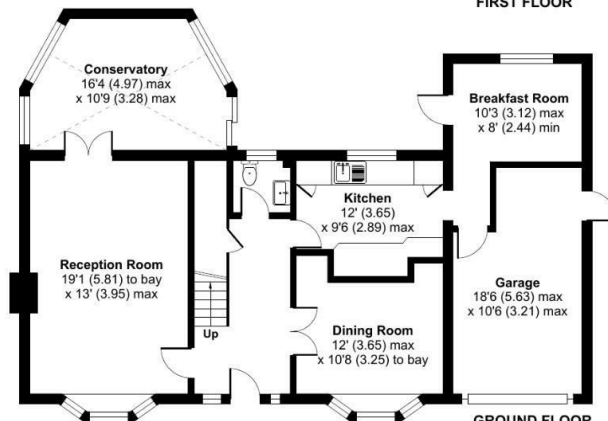
Garage = 176 sq ft / 16.4 sq m

Total = 1963 sq ft / 182.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1257314



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