



44 Springfield Road, Guildford GU1 4DP



COLLINS
Independent Estate Agent





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Asking price £650,000
Freehold

This handsome gabled and bay-fronted Victorian house, set back from the pavement and halls-adjointing with its attached neighbour, benefits from high ceilings, good-sized rooms and many character features. The property is well-presented and cared for throughout and offers opportunity for alterations and extensions to the rear. The attractive walled garden faces East and enjoys a rear access behind the neighbouring property and then back onto the street. Other noteworthy features include conservation-style secondary glazing to all bedrooms, allowing the beautiful original sash windows to remain, fireplaces, original wooden floorboards and a Clearview log burner. There are three bedrooms, two of which are doubles (with the main being a superb size) and a first-floor bathroom plus ground floor WC and shower. The two reception rooms are lovely rooms with the dining room adjoining the good-sized and well- equipped kitchen offering opportunity for expansion to a kitchen/diner with a side return extension in the future, perhaps. The property is heated by gas central heating by a combination boiler and there is no ongoing chain.

- Over 1000 sq ft
- Walled garden with rear access
- Three bedrooms
- Two reception rooms
- First floor bathroom and ground floor shower room
- No chain
- EPC - D
- Council tax band - E







Extending to over 1000 Sq Ft, this spacious Victorian semi-detached home has it all. Springfield Road is in the heart of the town, close to both railway stations, the High Street, G Live cultural centre, the Spectrum leisure centre and Waitrose. It has been a family home to non-car owners for over 20 years, with many good schools and all of Guildford's main attractions and amenities, including parks and the South Downs within walking distance. The road is a quiet, no-through road, free from passing traffic and with controlled parking for resident permit holders.



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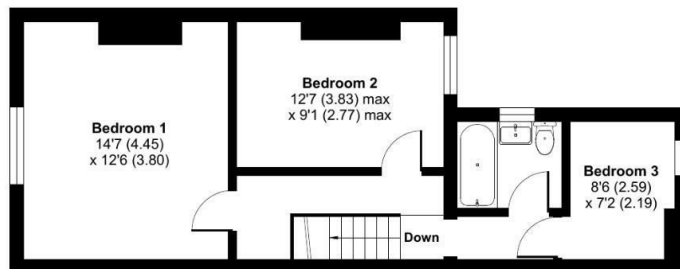
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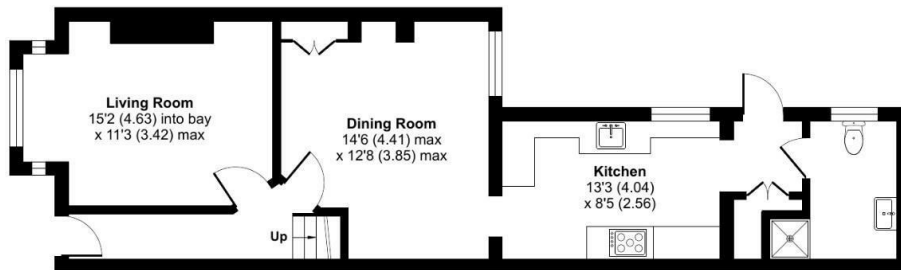
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Approximate Area = 1083 sq ft / 100.6 sq m

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: 1296210



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