









## 44 Springfield Road Guildford GU1 4DP

## Asking price £650,000 Freehold

This handsome gabled and bay-fronted Victorian house, set back from the pavement and halls-adjoining 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 semidetached 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.



Independent Estate Agent

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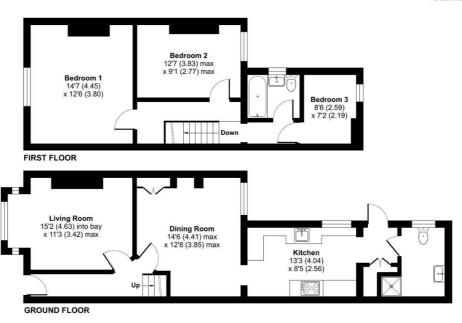
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## Springfield Road, Guildford, GU1

Approximate Area = 1083 sq ft / 100.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). @nichecom 2025 Produced for Mark Collins (Guildford) Limited. REF: 1296210







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The services and appliances listed in this specification have not be tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.