



32A ABBOTSWOOD
Guildford, GU1 1UZ

PRICE GUIDE:
£1,000,000 FREEHOLD



HILL CLEMENTS

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HILL CLEMENTS

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In a very convenient position in sought after Abbotswood, close to George Abbot School and within a short walk of the Spectrum Leisure Centre – a 1960's detached family house now requiring modernisation throughout, set within a lovely south west backing garden of 0.4 of an acre

- 4 BEDROOMS
- 2 BATHROOMS (1 EN SUITE)
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- STUDY
- KITCHEN
- DOUBLE GARAGE
- SUNNY 0.4 ACRE GARDEN
- COUNCIL TAX BAND G -
(£3,630.10) 23/24

Guildford station (Waterloo 38 mins) – 2 miles
High Street – 1.2 miles

The Location

Abbotswood is a private estate of character houses which has now been granted Conservation Area status. The area is very convenient, being just over one mile north east of the town centre and close to shops at Burpham, including Sainsburys and Aldi supermarkets. The much-favoured George Abbot School is also within walking distance, as is Stoke Park and The Spectrum Leisure Centre. The historic High Street is 1.2 miles with its excellent range of shops, restaurants and bars, catering for every taste. The main line station is about 2 miles and provides a fast commuter service to Waterloo in 38 minutes. There are many other schools within easy reach including The Royal Grammar School and its Prep School, Tormead and Guildford High School.

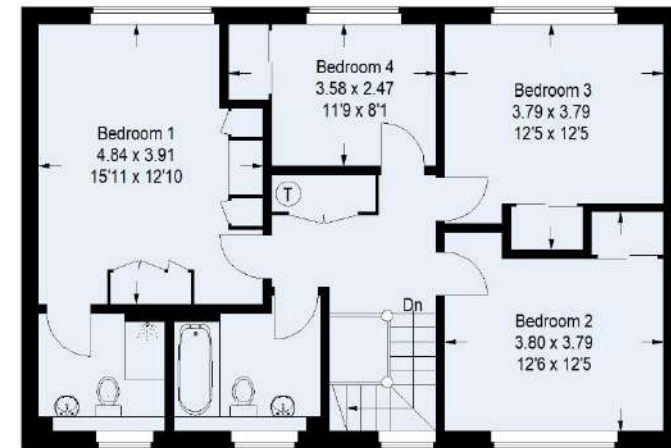
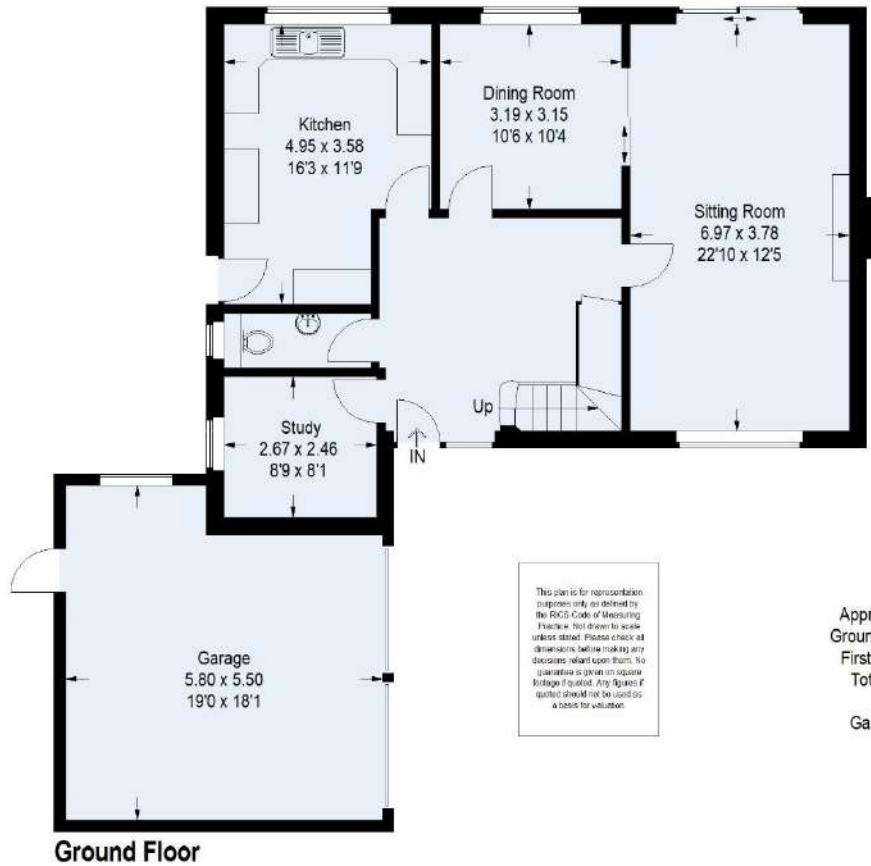
The Property

32A Abbotswood was built in the 1960's and has been in the same occupation since 1969. The house now requires modernisation throughout and provides a blank canvas for an incoming purchaser. Some re-wiring works have been carried out and the making good needs to be completed, but the accommodation is light and bright, typical of its era. The garden is a delightful feature of the house and, facing south-west at the rear provides a very sunny aspect with a wooded area at the very rear. There are electric gates at the front to a large parking forecourt with access to garage and front door. In all approximately 0.4 of an acre.

Directions

From the upper High Street take the London Road, continuing over the traffic lights, passing Guildford High School and Stoke Park. At the roundabout take the second exit, continuing on the London Road and take the second turning on the left into Abbotswood. Continue along and bear right into a spur road, where 32A will be found towards the end on the left, just before entering Abbotswood Close.





This plan is for representation purposes only, as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if required. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
 Ground Floor = 81.3 sq m / 875 sq ft
 First Floor = 76.5 sq m / 823 sq ft
 Total = 157.8 sq m / 1698 sq ft
 Garage = 29.3 sq m / 315 sq ft

