



HILL CLEMENTS
SALES AND LETTINGS



PRICE GUIDE

£800,000

The Mount
Guildford, GU2 4JA

The Mount is a peaceful residential no-through road that follows the ancient route up from the old town bridge onto the Downs that form the beginning of the Hog's Back. Situated just 300m away from the open fields of the Downs, 60 The Mount is also surprisingly close to Guildford's attractive town centre, as well as just a short walk from Guildford railway station, with its fast commuter service reaching London in 38 minutes.

PROPERTY SUMMARY

A rare opportunity to acquire a totally renovated and cleverly extended semi-detached Edwardian house on the Mount, set high above Guildford town and within a short walk of the Downs and mainline station.



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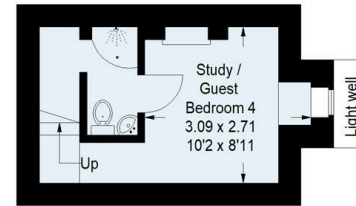
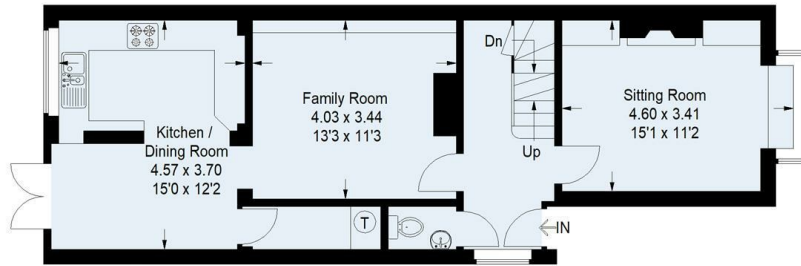
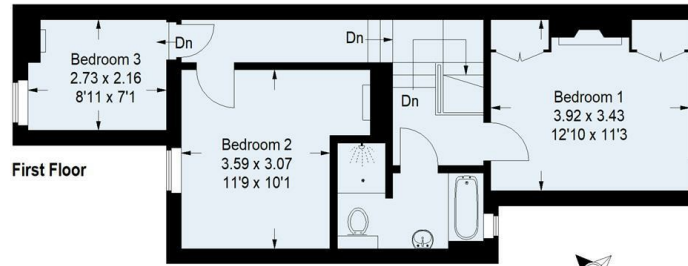
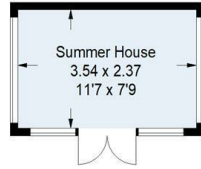


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Approximate Gross Internal Area
 Basement = 14.7 sq m / 158 sq ft
 Ground Floor = 59.1 sq m / 636 sq ft
 First Floor = 47.9 sq m / 515 sq ft
 Summer House = 8.3 sq m / 89 sq ft
 Total = 130.0 sq m / 1398 sq ft

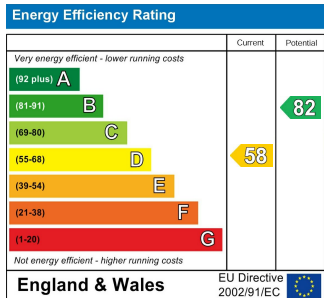


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



DIRECTIONS

From Guildford's one way system take the A3100 Portsmouth Road signposted to Godalming and turn immediately right into The Mount. Continue up the hill passing the turning to Wodeland Avenue on the right and West Mount on the left and 60 The Mount will be found a short distance along on the right.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
GBC

COUNCIL TAX BAND
E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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