



**HILL CLEMENTS**  
SALES AND LETTINGS

GUIDE PRICE

**£854,000**

**Woodbridge Road**  
Guildford, GU1 4RN



The well-proportioned rooms have a bright and spacious feel, with two reception rooms at the front of the property. To the rear of the ground floor there is a small separate office, adjacent to a good size kitchen, well fitted with shaker style units, and leading to a useful utility area. On the first floor are three good size double bedrooms, one of which has access to an en-suite shower room, in addition to the family bathroom. Finally, there is an unconverted basement, providing useful storage

## PROPERTY SUMMARY

A particularly attractive detached double fronted Victorian home, located close to the centre of Guildford, overlooking Guildford Cricket Club. This attractive late Victorian detached home has been carefully and sympathetically improved over the years by the present owners, retaining many of the original features, including feature fireplaces, ornate cornicing, high ceilings and wooden flooring.



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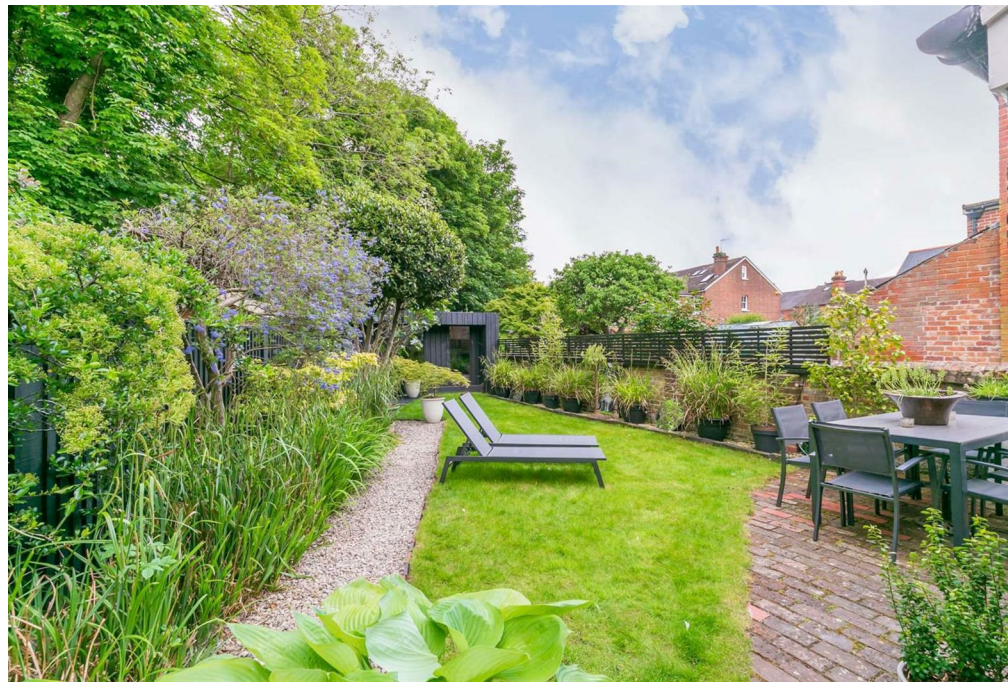
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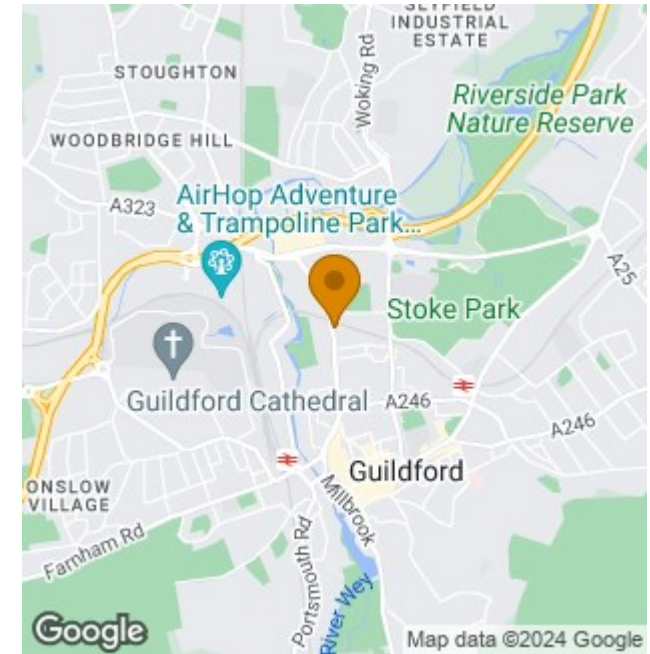
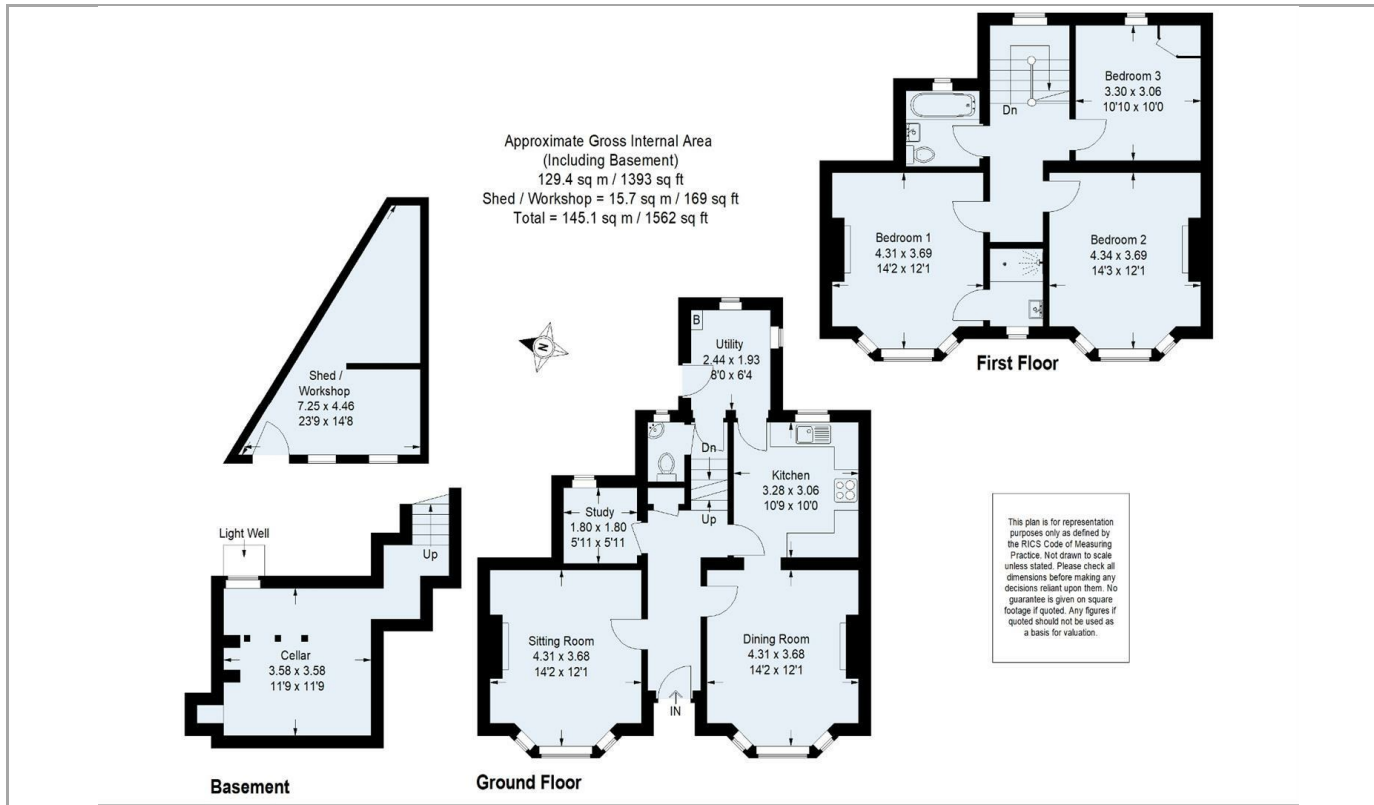
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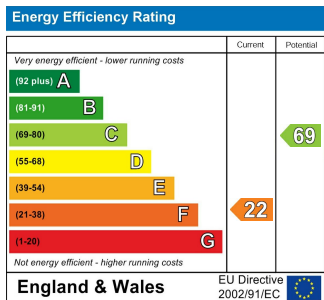






### DIRECTIONS

From the roundabout at the bottom of York Road head north away from the centre of town along Woodbridge Road, and number 35 can be found on your right, just before the railway bridge, opposite Guildford Cricket Ground.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Guildford Borough Council

**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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