



HILL CLEMENTS  
SALES AND LETTINGS

PRICE GUIDE

£675,000

33, Springfield Road

Guildford, GU1 4DW



Located in a no-through-road, just a short walk from Guildford High Street, this attractive Victorian town house has well-proportioned accommodation over three floors. This property has been significantly improved by the present owners in recent years, and the result is a bright and welcoming home with living spaces that can be flexible and adaptable.

PROPERTY SUMMARY

Springfield Road is a quiet residential road of mainly Victorian properties situated in the heart of Guildford, ideally situated within easy walking distance of all the town's excellent amenities. The High Street and Waitrose are only a few hundred yards away, with London Road railway station within a short distance and the main line station with its faster service to Waterloo less than a mile away, ensuring it offers an ideal and convenient lifestyle choice.

The property retains character throughout, and offers well-proportioned rooms, with a sitting room and dining room on the ground floor, in addition to the kitchen which has recently been refitted with an excellent range of kitchen units, finished with Quartz worksurfaces. On the first floor there are two large double bedrooms, and a spacious family bathroom, which has also recently been refitted to a high standard. What sets this property apart from other similar examples is the large basement area which runs beneath the entire footprint of the property, which has been fully tanked and provides great extra living space. The area is currently set up as a self-contained one-bedroom flat, but could easily be incorporated in to additional living area for the main house. Outside the west backing rear garden has been landscaped and offers a terrace, with steps down to the lower garden, which has an area of lawn as well as a patio area.



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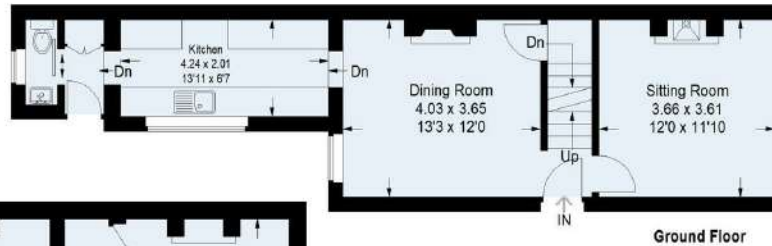
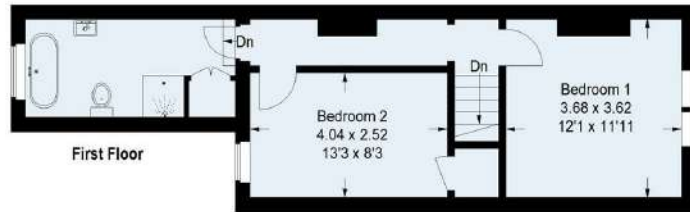






## Springfield Road, Guildford

Approximate Gross Internal Area  
 Lower Ground Floor = 39.2 sq m / 422 sq ft  
 Ground Floor = 45 sq m / 484 sq ft  
 First Floor = 41.5 sq m / 447 sq ft  
 Total = 125.7 sq m / 1353 sq ft

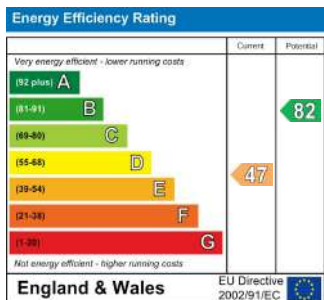


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given as to square footage if quoted. Any figures if quoted should not be used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



## DIRECTIONS

From the top of Guildford High Street head east on the London Road, passing G Live on your left and shortly afterwards the Mandalay Hotel on your right. At the traffic lights by the hotel turn left on to York Road. Springfield Road is then the fifth turning on your right, and number 33 will be found a short way down on your left-hand side.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
GBC

**COUNCIL TAX BAND**  
D

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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