



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,600,000

23, Boxgrove Avenue

Guildford, GUI IXQ

In a highly regarded and very convenient residential road, close to Stoke Park and The Spectrum Leisure Centre and within walking distance of many popular schools - an attractive detached character family house, set within a lovely south west backing 0.22 acre garden with ample space for extending the house (stp)

PROPERTY SUMMARY

23 Boxgrove Avenue is an attractive detached family house situated in a very convenient and highly regarded residential road, within walking distance of many schools and Stoke Park. The house sits on a lovely corner plot of 0.22 acres which backs south west and there is ample space for extension, subject to planning. On the first floor there are four bedrooms and a bathroom with separate WC. On the ground floor a fine reception hall with cloakroom provides access to the sitting room and dining room which are interlinked, and the kitchen, which opens into a breakfast room, overlooking the rear garden. The double garage has been used as a gym and playroom. There is great scope for extension, subject to planning, and the owners have drawings and plans as to how the floor plans and elevations may look, which are available, although planning permission has not been sought. The garden is a real feature and provides a lovely sunny setting, and being a corner plot, it therefore provides plenty of space for extending the house.

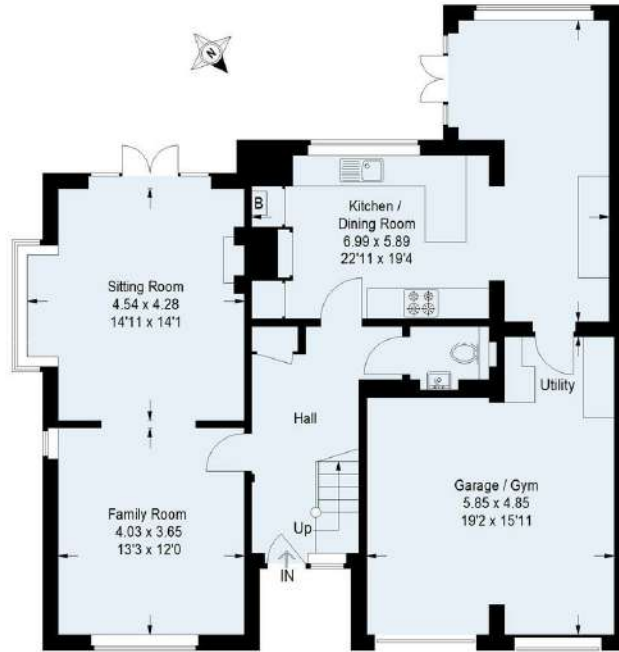




Boxgrove Avenue, Guildford

Approximate Gross Internal Area (Including Garage / Gym)
175 sq m / 1879 sq ft

■ Reduced headroom below 1.5 m / 50



Ground Floor



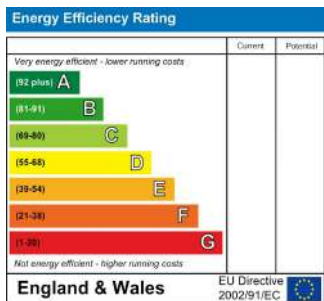
First Floor

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 the top of Guildford High Street, take the London Road, passing G-Live and continue over the traffic lights passing Guildford High School and Stoke Park on the left. At the roundabout, take the second exit, continuing on the London Road and turn right into Boxgrove Avenue. 23 will then be found as the last house on the right before the right hand corner.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
G

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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