



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£725,000

22, Foxenden Road

Guildford, GUI 4DL



Located on a popular no-through road a short walk from Guildford High Street, this beautifully presented three bedroom semi-detached home offers a fantastic blend of charm and modern living in the heart of Guildford. Its convenient location ensures easy access to the town centre, where a wide range of shopping, entertainment, and recreational facilities are available. Additionally, the property benefits from excellent commuter links, making it an ideal choice for professionals and families alike.

PROPERTY SUMMARY

This attractive and well presented Victorian home comes with a driveway, allowing parking for 2 - 3 vehicles, which is a very rare asset in this central location. The ground floor offers two spacious reception areas, a sitting room to the front and a kitchen/diner overlooking the rear garden. Again, unusually for this type of property there is an extremely practical utility room and downstairs WC. On the first floor, there are two double bedrooms, the larger providing an en-suite shower room, as well as a smaller third single bedroom and family bathroom.



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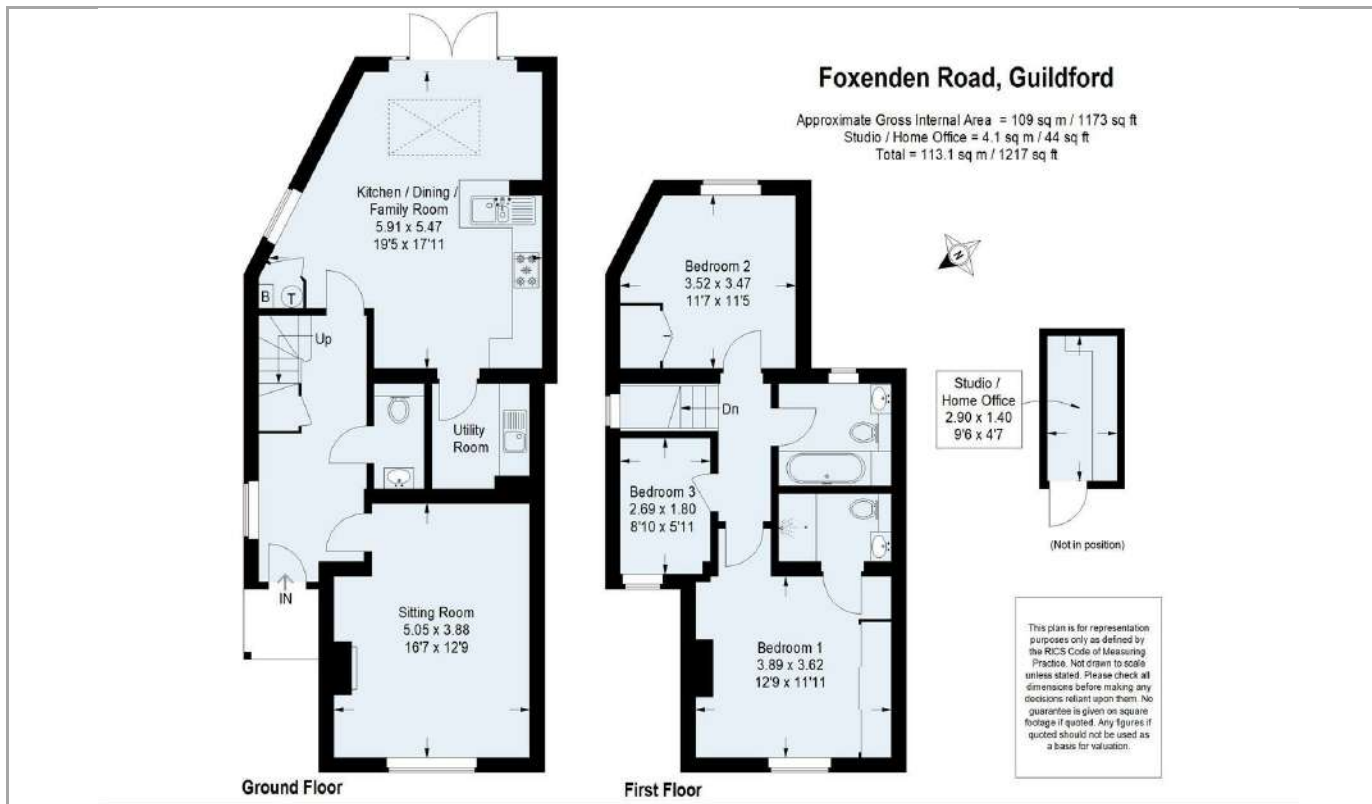
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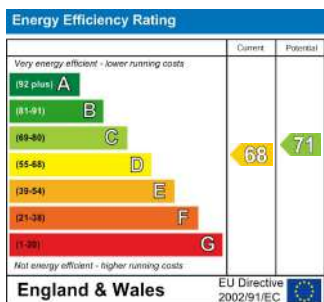






DIRECTIONS

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 Rork. Foxenden Road is then the fourth turning on your right, and number 22 will be found at the end of the road on your right.



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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