



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

£645,000

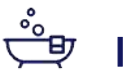
45, Bray Road

Guildford, GU2 7LH

Located on a quiet road close to the town centre, this classic Victorian home enjoys a prime location just a short walk from the mainline station and Guildford County secondary school. The sought-after street is lined predominantly with Victorian properties, with a striking view down the road toward the iconic Guildford Cathedral. Everyday amenities are close at hand, with local shops—including a Co-op supermarket—situated at the end of Madrid Road. The area also provides excellent access to the Downs, the hospital, the university, and the research park, as well as convenient connections to the A3 in both directions.

PROPERTY SUMMARY

Now in need of some renovation and updating, but rich in period charm, the property retains some original features, including stripped and varnished floorboards and panelled doors. The ground floor offers a bright and versatile layout, with the two reception rooms having been combined to create one large living/dining space. There is excellent potential to further enhance the space by adding a side-return extension to the kitchen, seamlessly linking the living areas with the garden. Upstairs, all bedrooms are generously sized, with the standout master bedroom benefiting from dual front-aspect windows. High ceilings throughout the original parts of the house add to the impressive sense of light and space.



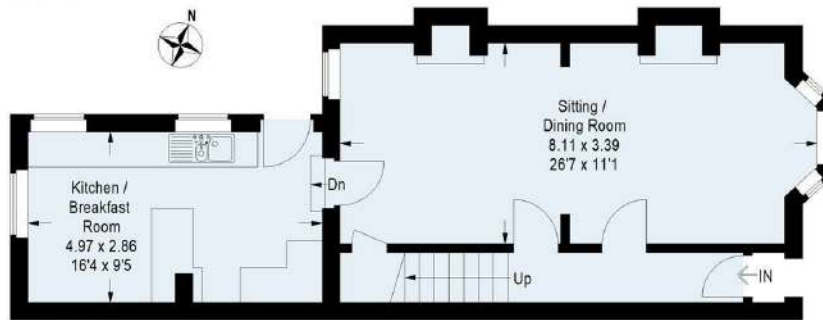


Bray Road, Guildford

Approximate Gross Internal Area
Ground Floor = 49.3 sq m / 531 sq ft
First Floor = 48.6 sq m / 523 sq ft
Total = 97.9 sq m / 1054 sq ft



First Floor



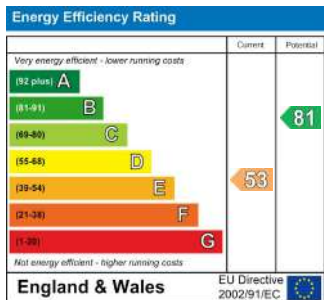
Ground Floor

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 centre of Guildford head west crossing over the railway and continue along Farnham Road, heading straight on at the mini roundabout. Take the second right in to Agraria Road, then next right in to Poltimore Road and first left in to Bray Road. Number 45 is a short distance along on the left.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX BAND
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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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