



9 Semaphore Road, Guildford, Surrey, GU1 3PS





**9 SEMAPHORE ROAD, GUILDFORD, SURREY,  
GU1 3PS**

DETACHED BUNGALOW

RE-DEVELOPMENT  
OPPORTUNITY

POTENTIAL TO UPDATE &  
MODERNISE

ACCOMMODATION IN EXCESS  
OF 1,600 SQFT

UNDERCROFT GARAGE

OFF-STREET PARKING SPACE

CENTRAL GUILDFORD  
LOCATION

CLOSE TO PEWLEY DOWN

NO ONWARD CHAIN

EPC: D



**A detached bungalow with undercroft garaging and offering huge amounts of potential; it is conveniently located in the heart of the town, close to the High Street, stations and excellent schooling.**

### THE PROPERTY

This property is located in one of central Guildford's most popular roads, within a short walk of the High Street and moments from Pewley Down infant school. This was a much-loved home and being brought to the market for the first time in many years; it now offers the incoming purchaser the chance to to update and modernise or even a superb re-development opportunity.

Accommodation comprises: entrance porch; wide L-shaped hallway with built-in storage cupboards; living room with sliding doors to covered porch/lean-to; kitchen fitted with a range of units; dining room; bedroom one, a double bedroom with built-in cupboards and fitted units; bedroom two, a double bedroom with built-in cupboards; bathroom comprising bath, separate shower cubicle, pedestal basin, tiled walls and floor; separate cloakroom/W.C. comprising basin, part-tiled walls and floor.





## THE GROUNDS

To the front of the property, there is an area of garden laid to lawn and a tarmac driveway allowing off-road parking space and giving access to the undercroft garage. The south-easterly facing rear garden is part-walled and fenced, mostly laid to lawn with a paved patio area, two storage sheds and a greenhouse.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.2 miles

LONDON ROAD STATION | 0.5 miles

GUILDFORD MAINLINE STATION | 0.9 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline railway station)

CENTRAL LONDON | 32 miles

GATWICK AIRPORT | 24 miles

# Semaphore Road, GU1

Approximate Area = 1337 sq ft / 124.2 sq m  
 Garage = 355 sq ft / 33 sq m  
 Outbuildings = 200 sq ft / 18.6 sq m  
 Total = 1892 sq ft / 175.8 sq m  
 For identification only - Not to scale

## LOCAL AUTHORITY

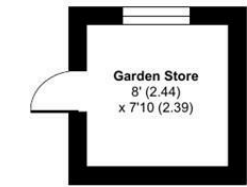
Guildford Borough Council

## COUNCIL TAX

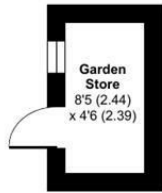
Band: C

## SERVICES

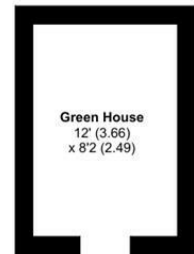
All mains services connected including water, drainage, electricity and gas central heating.



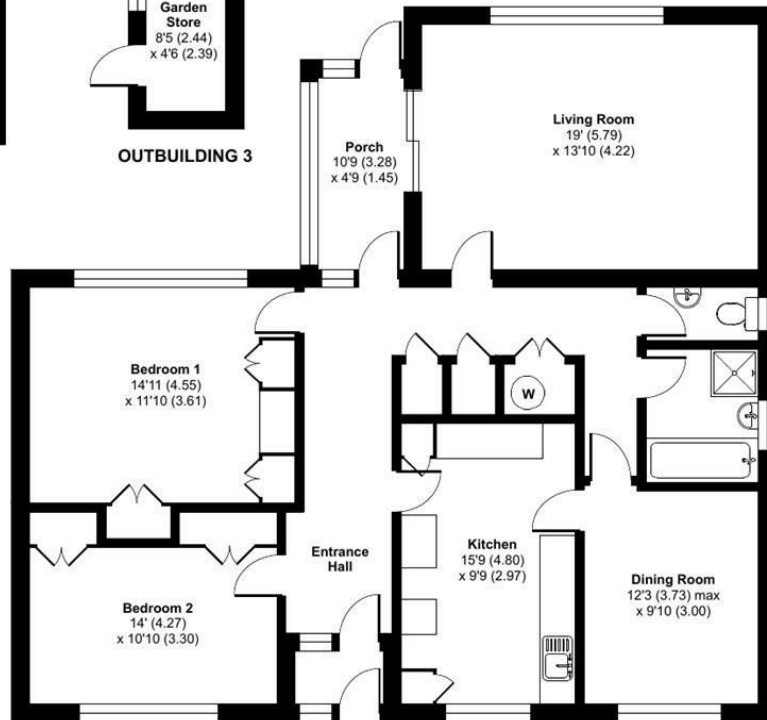
OUTBUILDING 2



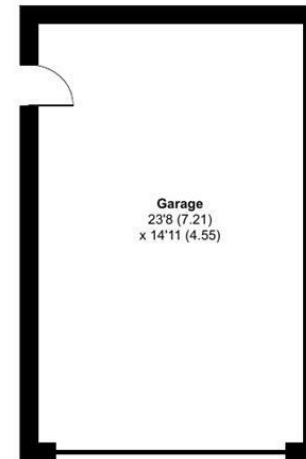
OUTBUILDING 3



OUTBUILDING 1



GROUND FLOOR



14th July 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1008542

## CG GUILDFORD OFFICE

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## DIRECTIONS

Sat Nav Ref: (POST CODE: GU1 3PS)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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