



Denzil Road, Guildford, Surrey

10 DENZIL ROAD GUILDFORD SURREY GU2 7NQ

Popular town centre location Period property with character features

Fully converted basement Three double bedrooms

Scope to further extend (STTP) A short walk from Guildford Station

Contemporary fitted kitchen with built in appliances Generous garden and patio area

Far reaching views across Guildford EPC: D



This well-presented character property is situated within a popular residential road close to the mainline station and town centre amenities.

THE PROPERTY

Arranged over three floors, the property enjoys well-balanced accommodation spanning some 1,160sqft. The property maintains many of its original features including a spacious sitting room with feature fireplace and attractive bay window, a separate dining room with fireplace, recently updated kitchen with contemporary cabinetry and a range of built in appliances.

To the ground floor there is a fully converted basement with bedroom, shower room and study/garden room, giving access to the garden. On the first-floor there are two double bedrooms, one with an ensuite bathroom including both a walk in shower and bath.



SITUATION

Denzil Road is a sought-after road situated in Guildford Town Centre, which offers an excellent range of shopping, social, and recreational amenities and is well noted for its schools in both the private and state sectors. Communications are excellent with a fast and frequent rail service from Guildford to London Waterloo (in 38 minutes). The A3 links to the M25 motorway network and both Gatwick and Heathrow airports.

THE GROUNDS

Outside, the rear garden has been laid to lawn with various shrubs, borders and raised beds to create an ideal, private space with patio areas, ideal for alfresco dining, shed and access to the road.

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Approximate Area = 1164 sq ft / 108.1 sq m
 Outbuilding = 33 sq ft / 3.1 sq m
 Total = 1197 sq ft / 111.2 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Guildford Borough Council

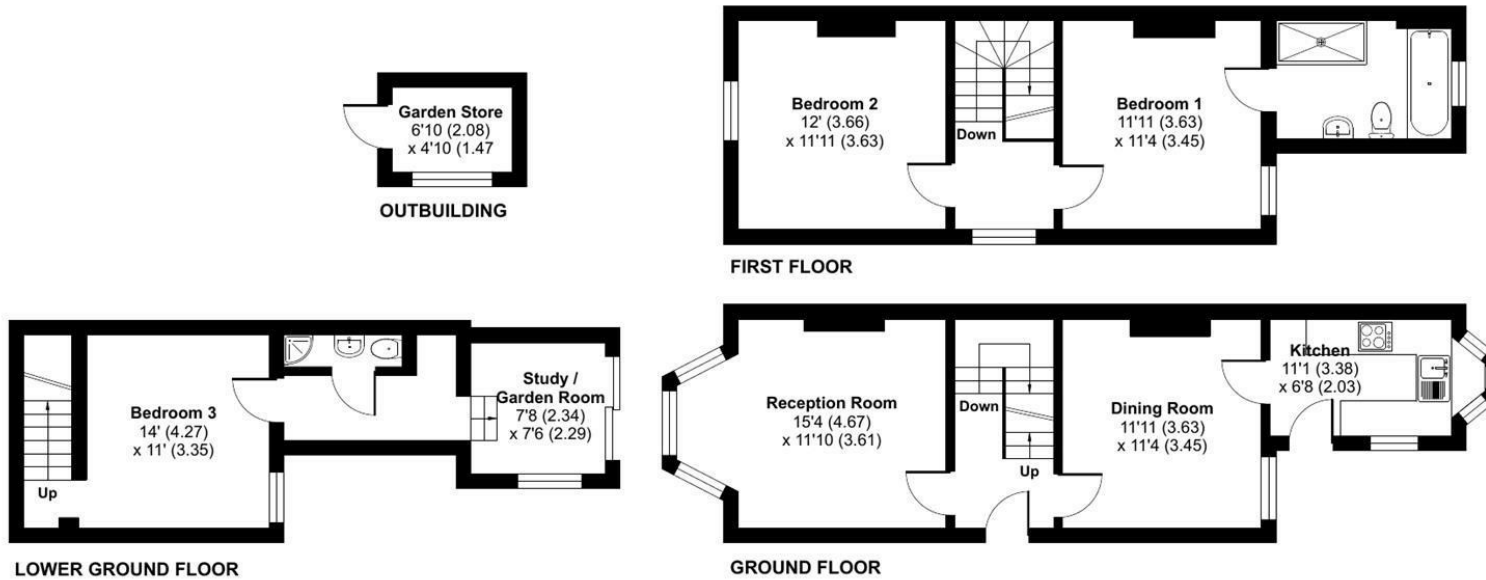
COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

11th March 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Clarke Gammon. REF: 1097400

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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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