



12 Byrefield Road, Guildford, Surrey, GU2 9UD

## 12 BYREFIELD ROAD, GUILDFORD, SURREY, GU2 9UD

SEMI-DETACHED 1940'S  
HOME

TWO RECEPTION ROOMS

DELIGHTFUL REAR GARDEN

SHORT WALK TO LOCAL  
SHOPS

NO ONWARD CHAIN

THREE BEDROOMS

OPPORTUNITY TO UPDATE

POPULAR RYDES HILL AREA

EASY ACCESS TO  
GUILDFORD'S CENTRE

EPC: D



**A three-bedroom semi-detached home with a delightful rear garden and detached garage; situated on the outskirts of Guildford town centre, close to local shops and Rydes Hill Common.**

### THE PROPERTY

A good opportunity to purchase a semi-detached character home with a delightful garden and garage. This property has been a cherished family home and is now available for the first time in many years; it now offers an opportunity for the next owner to put their own mark on it with the potential to extend, subject to planning consent.

Accommodation comprises: entrance lobby; hallway; cloakroom; kitchen fitted with a range of wood units, integrated oven and electric hob, tiled flooring and door to side of the property; living room with bay window; dining room with open fire and patio doors leading to a conservatory opening to the rear garden. Upstairs, bedroom one has a bay window; bedroom two, another double room with fitted wardrobes; bedroom three, a single room; bathroom fitted with a modern white suite comprising bath, basin, W.C., heated towel rail, tiled walls and flooring. The property offers all mains services and gas fired central heating via radiators.



## THE GROUNDS

An outstanding feature of the property is the good size garden which comprises mainly lawn, mature boundaries/borders. There are many interesting features including a fishpond, specimen shrubs and plants and mature hedgerow. There are paved areas and footpath and a formal patio area as well as hardstanding leading to the garage.

## 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 | 2 miles

WOKING | 5.8 miles

GUILDFORD MAINLINE STATION | 2 miles

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

HEATHROW AIRPORT | 20 miles

CENTRAL LONDON | 32 miles

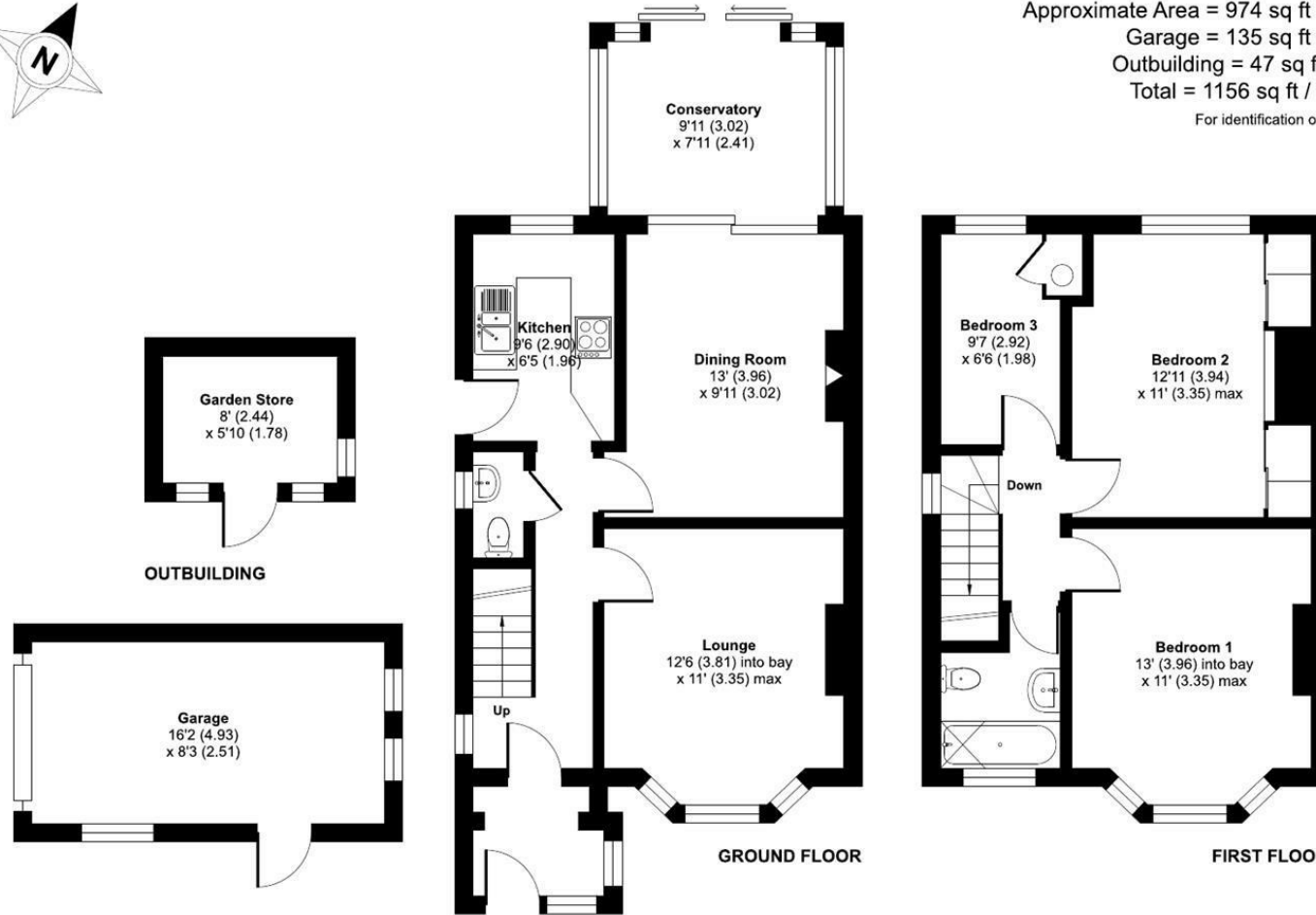
# Byrefield Road, Guildford, GU2

Approximate Area = 974 sq ft / 90.4 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Outbuilding = 47 sq ft / 4.3 sq m  
 Total = 1156 sq ft / 107.2 sq m  
 For identification only - Not to scale

**LOCAL AUTHORITY**  
 Guildford Borough Council

**COUNCIL TAX**  
 Band: D

**SERVICES**  
 All mains services connected



21st March 2024

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>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Clarke Gammon. REF: 1094671

**CG GUILDFORD OFFICE**  
 4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY  
 T: 01483 880900  
 E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)  
[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**  
 SAT NAV REF: (Post Code: GU2 9UD)

**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

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

