



22 Down Road, Guildford, Surrey, GU1 2PX

22 DOWN ROAD, GUILDFORD, SURREY, GU1 2PX

- SEMI-DETACHED HOUSE
- BATHROOM & EN-SUITE SHOWER ROOM
- LOFT CONVERSION
- MOMENTS FROM MERROW DOWNS
- CLOSE TO EXCELLENT SCHOOLING
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY UPDATED INTERIOR
- SITUATED IN A NO-THROUGH ROAD
- CLOSE TO LOCAL AMENITIES
- EPC: D



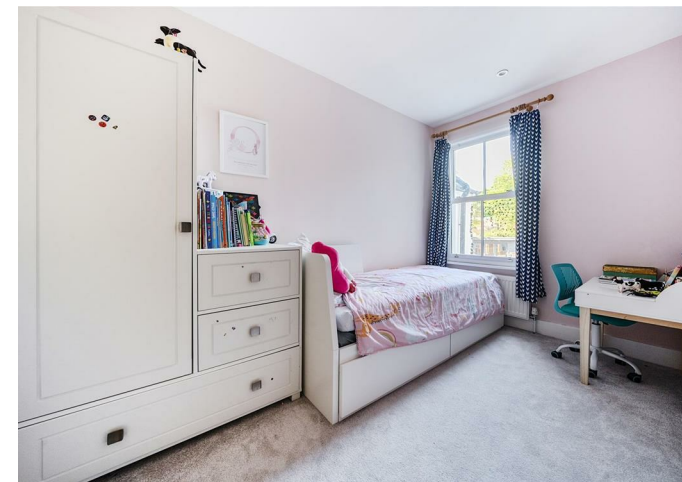
A beautifully updated semi-detached Victorian house, situated in a popular street leading to Merrow Downs, which adjoins the Golf Club and allowing very easy access to Guildford's town centre.

THE PROPERTY

Nestled on a sought-after no-through road leading directly onto the stunning Merrow Downs, this beautifully updated Victorian end-terrace home offers elegant accommodation across three floors, finished to an exceptional standard throughout.

Upon entering, a welcoming hallway leads to a bright and comfortable living room. The stylish extended kitchen, dining, and lounge area has been thoughtfully designed with handleless matt charcoal units, wood worktops, and integrated appliances, including an electric hob with an extractor, an integrated washer dryer and dishwasher. The space is complemented by wood flooring and French doors that open seamlessly onto the south-facing rear garden, creating an inviting setting for entertaining.

The first floor features two generously sized double bedrooms, along with a beautifully re-fitted main bathroom, complete with a bath, separate shower cubicle, basin, W.C., heated towel rail, and elegant ceramic tiled flooring. On the second floor, the loft conversion has created a luxurious principal bedroom with an en-suite shower room, comprising a vanity basin, W.C., heated towel rail, and sophisticated tiled finishes.



THE GROUNDS

Outside, the property enjoys a neatly paved frontage with a side pathway leading to the entrance. The delightful south-facing rear garden is designed for both relaxation and practicality, offering a paved terrace, well-maintained lawn, raised timber flower and shrub borders, a secure fenced perimeter, and a spacious 6x8 foot storage shed.

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.

MERROW | 0.6 miles

GUILDFORD HIGH STREET | 1.1 miles

GUILDFORD MAINLINE STATION | 1.8 miles

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

GATWICK AIRPORT | 23 miles

CENTRAL LONDON | 31 miles

Down Road, Guildford, GU1

Approximate Area = 976 sq ft / 90.6 sq m
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Total = 1046 sq ft / 97.1 sq m

For identification only - Not to scale

LOCAL AUTHORITY

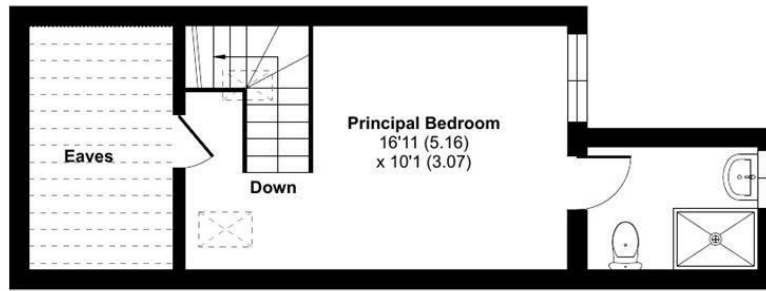
Guildford Borough Council

COUNCIL TAX

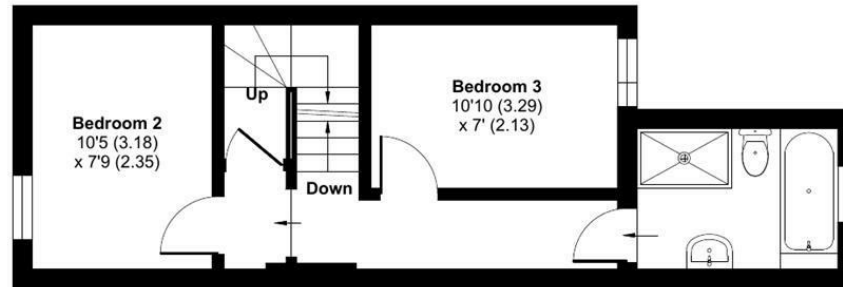
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SERVICES

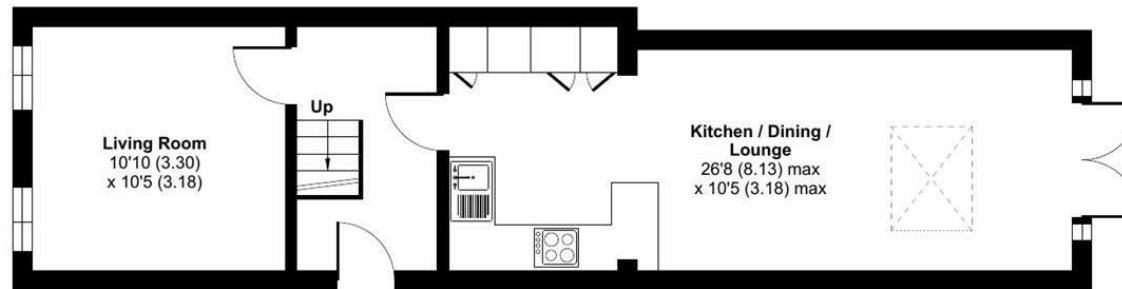
All mains services connected



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height

16th May 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Clarke Gammon. REF: 1281832

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 2PX)

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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