

Ivor Close, Guildford, Surrey





A fabulous mid-terrace townhouse, just half a mile from Guildford Town Centre.

Summary of accommodation

- Ground Floor:** Entrance hall | Reception room | Open plan kitchen, dining and family room | Guest cloakroom
- First Floor:** Two bedrooms both with en suite shower rooms | Utility room
- Second Floor:** Two further bedrooms | Family bathroom
- Garden and Grounds:** Paved driveway with parking for several cars | Electric car charging point | South-facing tiered garden

Distances

Guildford's Upper High Street 0.7 miles, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo)
Guildford station 1.4 miles (from 37 minutes to London Waterloo), A3 (northbound) 1.5 miles, A3 (southbound) 2.2 miles
M25 (Junction 10) 8.3 miles, Heathrow Airport 21.5 miles, Gatwick Airport 24.4 miles, Central London 31.6 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU13DE
knightfrank.co.uk

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

James Ackerley
01483 617920
james.ackerley@knightfrank.com



Situation

Ivor Close is ideally located close to a number of excellent schools and within walking distance to the High Street. There are also ample walking opportunities on your doorstep. Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. London Road station (0.7 miles) has a frequent commuter service to Waterloo in approximately 47 minutes.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.



Schools

Tormead, Guildford High School, Royal Grammar School and Royal Grammar Preparatory School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

The property

6A is a well-proportioned family home, arranged over three floors and located in a quiet position just off Aldersey Road.

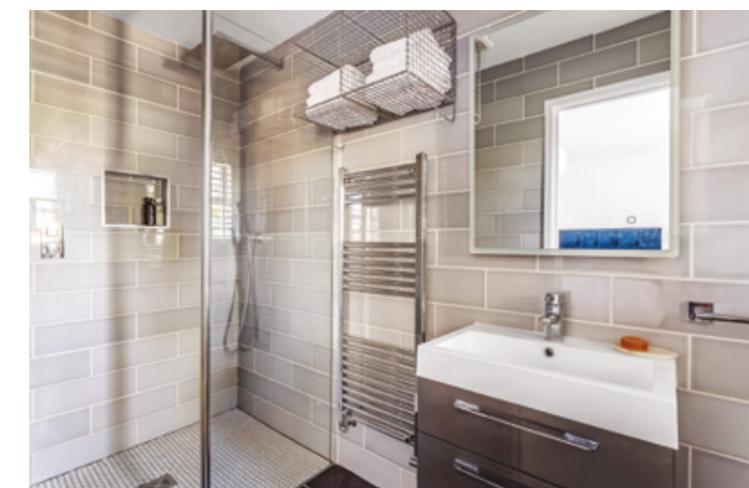
The ground floor has a large open plan kitchen, dining/family room with double doors leading on landscaped rear garden. There is also a spacious sitting room and guest cloakroom.





The first floor comprises two similar sized bedrooms, both with en suite shower rooms and a utility room. The second floor has a further two bedrooms and a family bathroom.

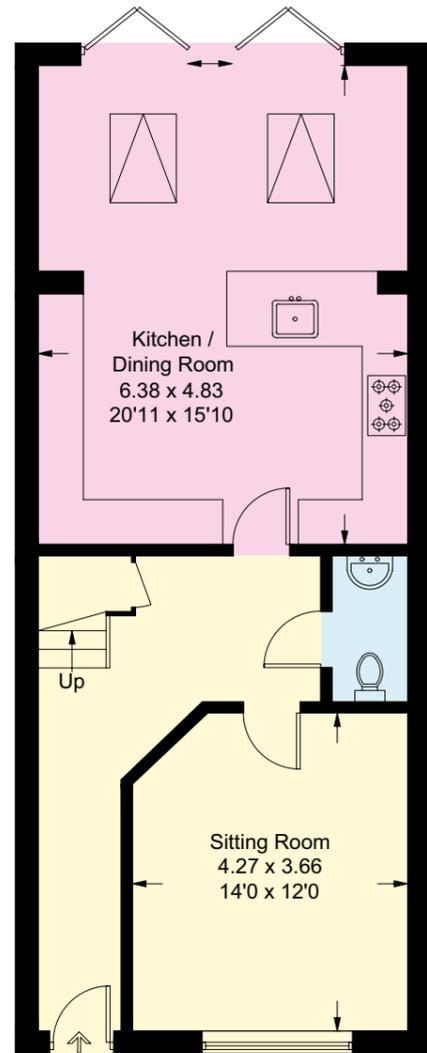
The current owners have recently redecorated the house in fresh, neutral colours with whitewashed woodwork and the addition of new carpets throughout.



Approximate Gross Internal Floor Area

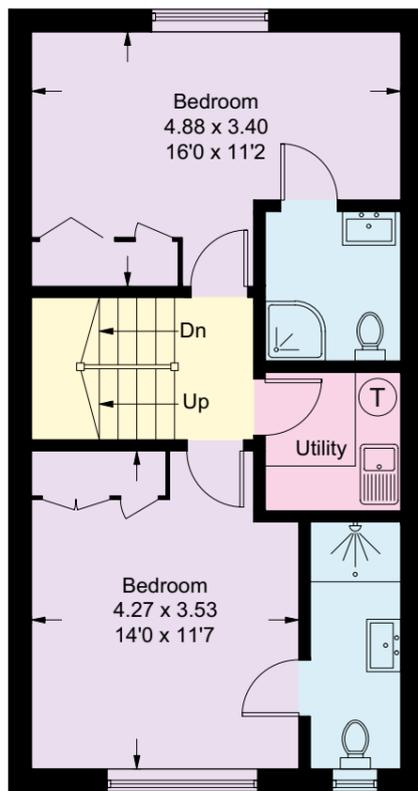
150.1 sq m / 1616 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

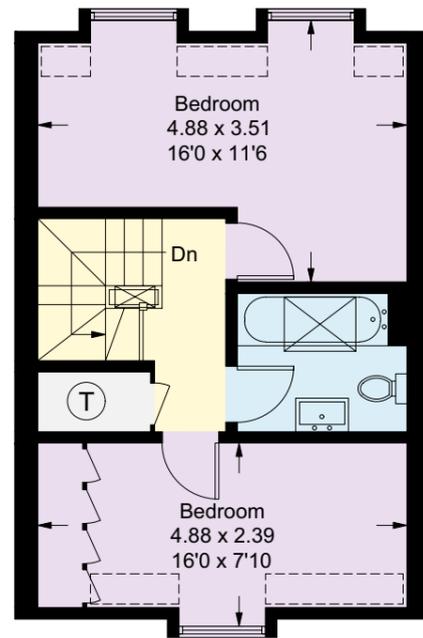


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Garden and grounds

The front of the property is paved and provides parking for three cars and there is a newly installed electric car charging point. The long, tiered rear garden is south-facing and provides a perfect entertaining space. The kitchen leads out to a large patio with steps leading up to a lawned area. There is a further tier which holds a large garden shed.

Services

We are advised by our clients that the property has mains water, electricity, drainage, gas central heating with underfloor heating on the ground floor and private drainage.

Directions

Postcode: GU1 2ET

What3words: sentences.raves.bliss

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated March 2024, Photographs and videos dated March 2024.
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