



58 Haydon Place, Guildford GU1 4NE



COLLINS
Independent Estate Agent





58 Haydon Place Guildford GU1 4NE

Asking price £735,000
Freehold

"Poets Cottage" is a large Victorian house of over 1700 Sq Ft featuring a large town garden and a small car parking space. The accommodation is over four floors and is opposite Waitrose in Guildford in a surprisingly traffic free location at times. My clients have returned the property back to a family dwelling from an investment property allowing the next owner to return the home back to family life. The potential of this large home is vast with rear extension potential and alteration internally. The basement and loft space have already been converted creating large rooms suitable for bedroom use with consents. The garden backs east and is fully enclosed with a lawn, terrace and is waiting to be nurtured. To summarise vast potential, very convenient location for town life and a chance of creating something quite special in the heart of Guildford.



- Large Victorian semi detached property
- Six bedrooms
- Gas central heating
- Off road parking
- Large town garden
- NO CHAIN
- EPC - E
- Council tax band - D
- Approx - 1750 Square feet





A six bedroom large Victorian home in the heart of Guildford town with enormous potential. There is no need for a car at this central Guildford location. Waitrose is your corner shop and the mainline station just a short stroll under 10 minutes. North Street is at the end of the road and a street further is the cobbled High Street. Haydon Place is within the town centre conservation area and is within minutes of Guildfords restaurants. Schooling for younger children can be found at the Sandfield School and for Secondary, the extremely popular Guildford County School.



COLLINS

Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



Haydon Place, Guildford, GU1

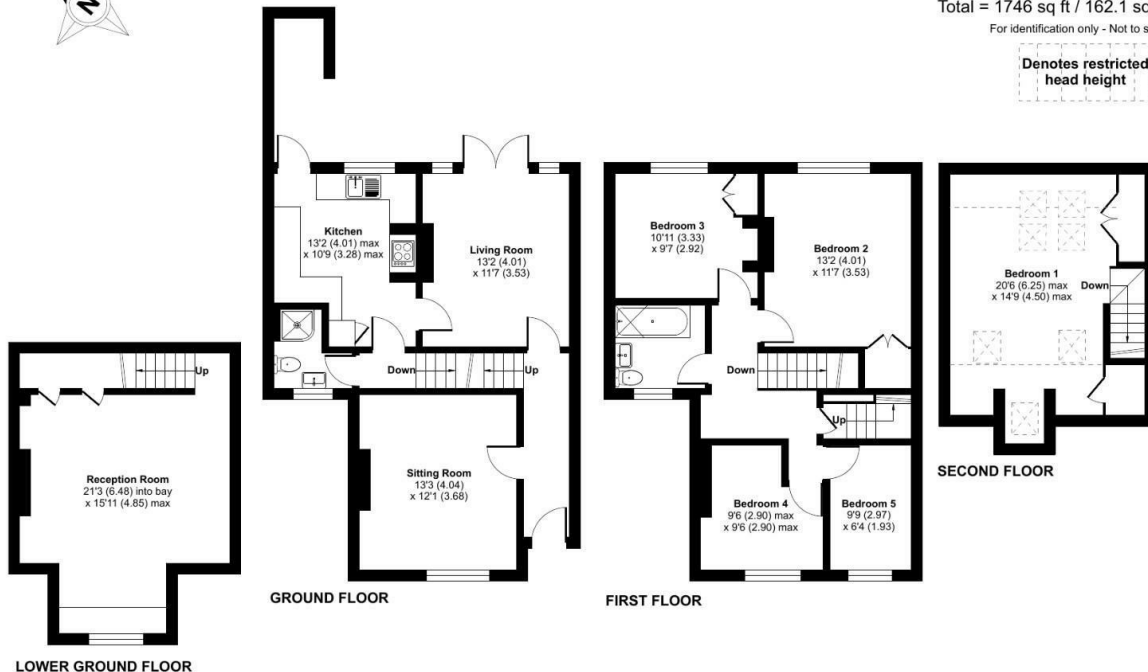
Approximate Area = 1646 sq ft / 152.9 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 1746 sq ft / 162.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Mark Collins (Guildford) Limited. REF: 1188658



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.