



21 Acacia Road, Guildford GU1 1HL





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£475,000

Freehold

A charming Victorian terraced freehold house, ideally situated at the end of this popular town-centre cul-de-sac. Offered to the market chain free, the property provides well proportioned accommodation arranged over three floors, including a converted basement with Building Regulations consent granted. The accommodation comprises three double bedrooms, two reception rooms and a well-equipped galley kitchen, which offers excellent potential for a side-return extension, subject to the necessary permissions. The neighbouring property has already undertaken a similar extension, providing a useful indication of the potential available. There is a downstairs shower room, together with a first floor bathroom serving the rear bedroom, creating a convenient en-suite arrangement. The property is mostly double glazed and benefits from a modern electrical wiring system, along with gas central heating to radiators, which is serviced annually. Outside, the low maintenance rear garden is smartly presented and enclosed by panel fencing. A private right of way for No. 21 provides rear access via an easement of rights.

Overall, this is an attractive Victorian home offering a combination of period character, versatile accommodation and excellent scope for further enhancement, subject to the relevant consents.

- Chain free
- Three bedrooms
- Two reception rooms
- Low maintenance rear garden with rear access
- EPC - D
- Council Tax band - D
- All mains services connected







This well-proportioned three bedroom terraced house, extending to approximately 928 sq ft, is ideally situated for easy access to the town centre and a wide range of local amenities. Nearby attractions include Stoke Park, Stoke Park Recreation Ground, both railway stations, the High Street and North Street, all within convenient reach.

For everyday essentials, a small local corner shop can be found on Recreation Road, while the surrounding area is also well served by a selection of popular local pubs offering good food. Situated within a quiet cul-de-sac, the property benefits from minimal passing traffic, while residents' permit parking is in place, adding further convenience for local residents.



COLLINS

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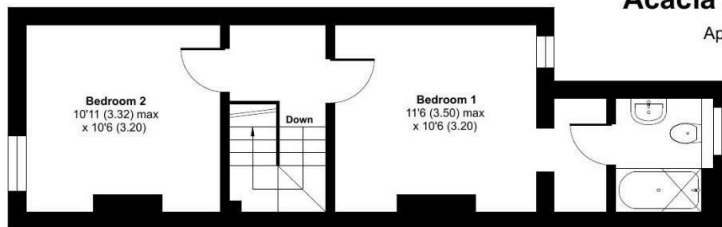
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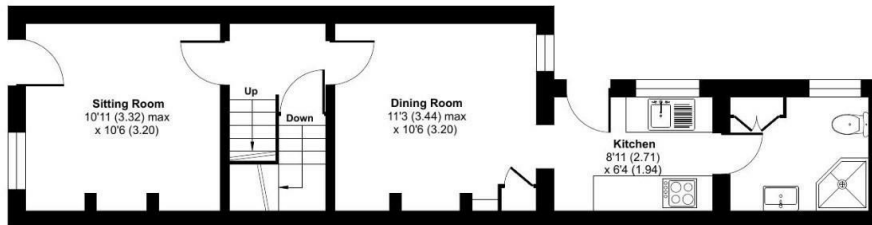
Acacia Road, Guildford, GU1

Approximate Area = 928 sq ft / 86.2 sq m

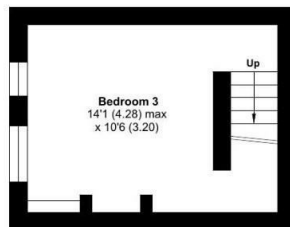
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FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1503611



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