



3 The Shimmings, Boxgrove Road, Guildford, Surrey, GU1 2NG

CLARKE  GAMMON
1919

3 The Shimmings

BOXGROVE ROAD, GUILDFORD, SURREY, GU1 2NG

The property provides generously proportioned accommodation with excellent scope for a purchaser to update and personalise to their own requirements.

An entrance hall provides useful built-in storage and leads into the impressive living/dining room. Extending to approximately 21 ft, the reception space enjoys a wide window overlooking the communal grounds and offers ample room for distinct seating and dining areas.

The separate kitchen is fitted with a range of wall and base-level units and provides space for the usual appliances. Both bedrooms are well proportioned, with the particularly generous principal bedroom benefiting from fitted wardrobes. A bathroom and further storage complete the accommodation.

Outside, The Shimmings is surrounded by mature communal gardens, with residents' parking and a private garage situated in a nearby block.

The property occupies a convenient position on Boxgrove Road, close to local shops and everyday amenities at Boxgrove Parade. Guildford's historic High Street, with its extensive range of shops, restaurants and recreational facilities, is readily accessible, while the surrounding area is well served by reputable schools. Guildford's mainline station provides frequent services to London Waterloo, and the nearby A3 offers convenient road connections to London, the M25 and the south coast.

- Spacious apartment
- Approximately 880 sq ft of accommodation
- Seperate Kitchen
- Private garage and residents' parking
- Council Tax Band: D
- Scope for modernisation
- Impressive 21 ft living/dining room
- Two generously sized bedrooms
- Communal gardens
- EPC rating: C

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

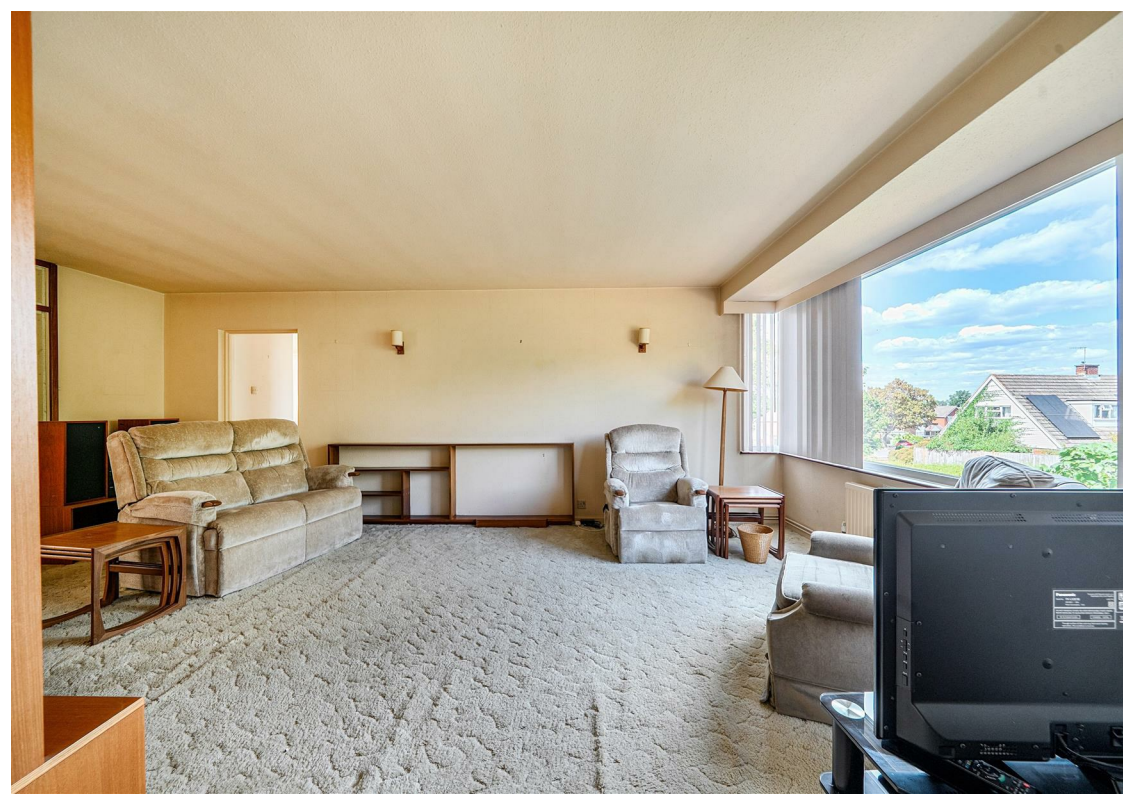
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Local Authority: Guildford Borough Council Tax Band D

Services: All mains services are connected to this property









SITUATION

The property is conveniently positioned on Boxgrove Road, close to the excellent day-to-day amenities at Boxgrove Parade, including a convenience store and post office, hairdresser, butcher, coffee shop and green grocer. Regular bus routes operate nearby, providing straightforward connections into Guildford town centre and the mainline railway station. Guildford offers an extensive range of shopping, leisure and cultural facilities, including the historic cobbled High Street, The Friary shopping centre, numerous restaurants, cafés and bars, the Yvonne Arnaud Theatre, G Live and the Spectrum Leisure Centre. The area is also well served by highly regarded schools, while the nearby A3 provides convenient road links to London, the M25 and the south coast.



DIRECTIONS

From Guildford town centre, proceed north-east along London Road (A3100). At the roundabout, take the third exit onto Boxgrove Road and continue beneath the railway bridge. The Shimmings will then be found on the right-hand side.

LEASE INFORMATION

Tenure: Leasehold - Share of Freehold

Lease Length: 999 years from 1966

Service Charge: £1,936.19 per annum, payable half yearly.

Ground Rent: £0 - share of freehold

A spacious two-bedroom apartment with a private garage, set within established communal grounds close to Boxgrove's local amenities and within easy reach of Guildford town centre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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 

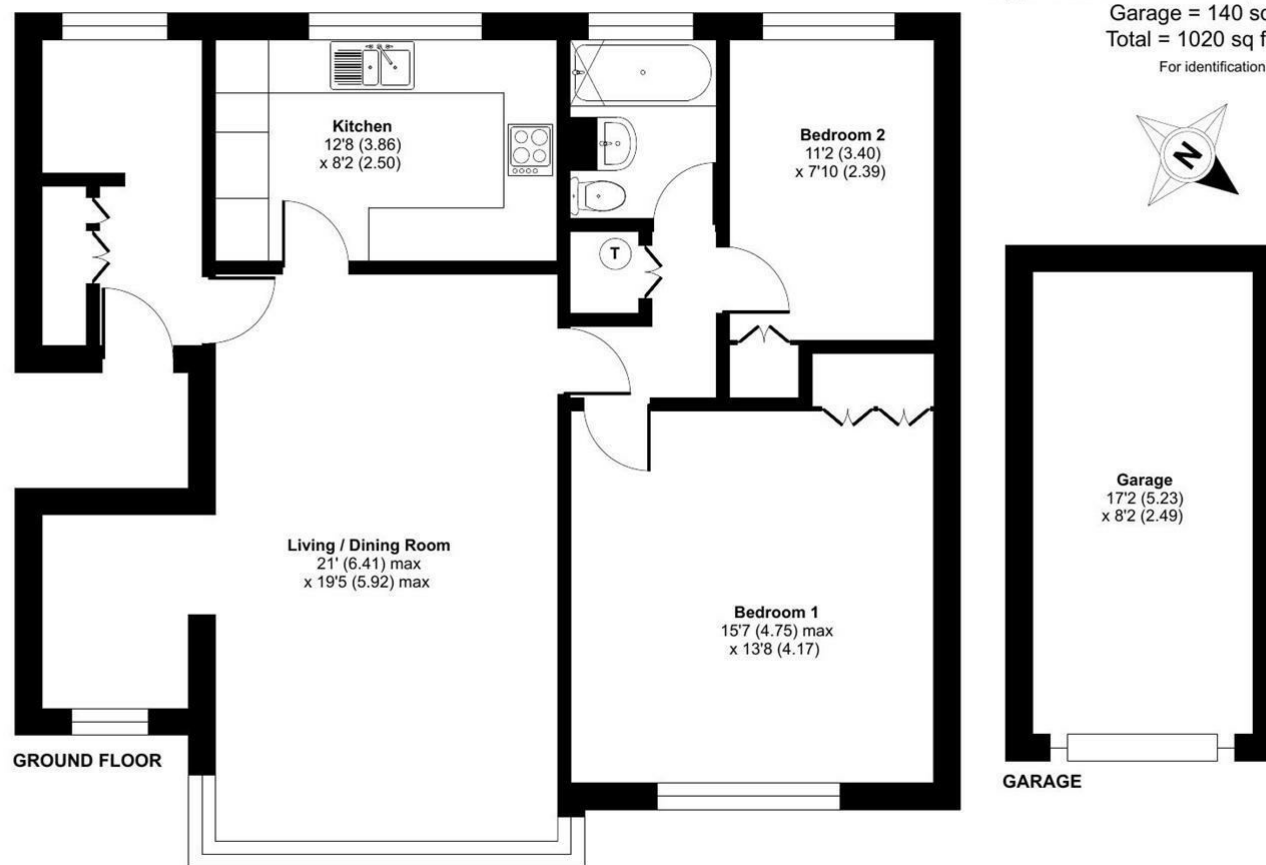
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Approximate Area = 880 sq ft / 81.7 sq m

Garage = 140 sq ft / 13 sq m

Total = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1502558

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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MAYFAIR
OFFICE GROUP

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