



35 Onslow Road, Guildford GU1 4HU
Freehold

**35 ONSLOW ROAD
GUILDFORD GU1 4HU**

Semi – detached character house

Walking distance to Guildford Town Centre

Two reception rooms

Close proximity to London Road Station

No onward chain

Requires updating and modernisation

Two double bedrooms

Scope for Basement and loft conversion SSTP

Rear garden

EPC: E



Two-bedroom semi-detached character property offers great potential, with a central Guildford location—perfect for those looking to create a home to their own taste.

THE PROPERTY

This semi-detached character home offers an exciting opportunity for its next owner to modernise and create a property to their own style. Ideally situated within walking distance of Guildford town centre, Waitrose, and London Road Station, the home is also conveniently close to Guildford College and the green open spaces of Stoke Park.

Inside, the accommodation includes a living room with a fireplace, a kitchen with some fitted storage, its own fireplace, and access to a useful basement room, which could be made habitable, subject to survey and planning. A bathroom, complete with bath, shower over, hand wash basin, and WC, sits just off the utility area. Upstairs, two well-proportioned double bedrooms both benefit from built-in storage cupboards.



THE GROUNDS

The rear garden is open and naturally bright, with a side door providing direct access and a side gate offering additional convenience.

SITUATION

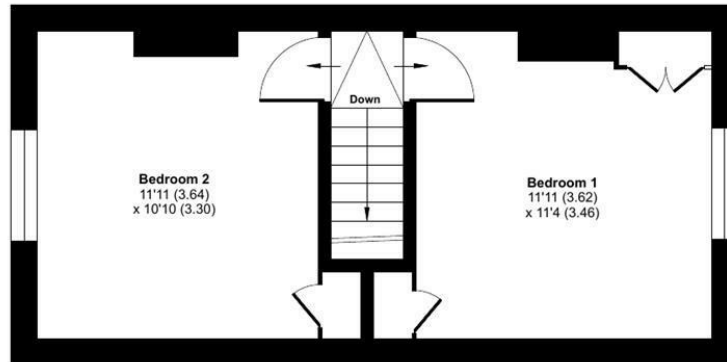
Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded 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.



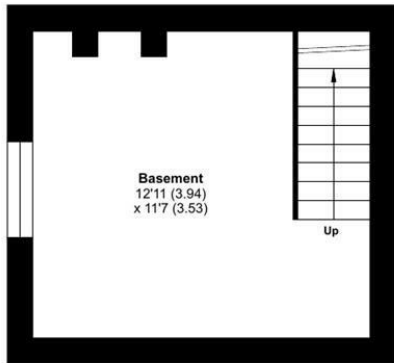
Onslow Road, Guildford, GU1

Approximate Area = 845 sq ft / 78.5 sq m

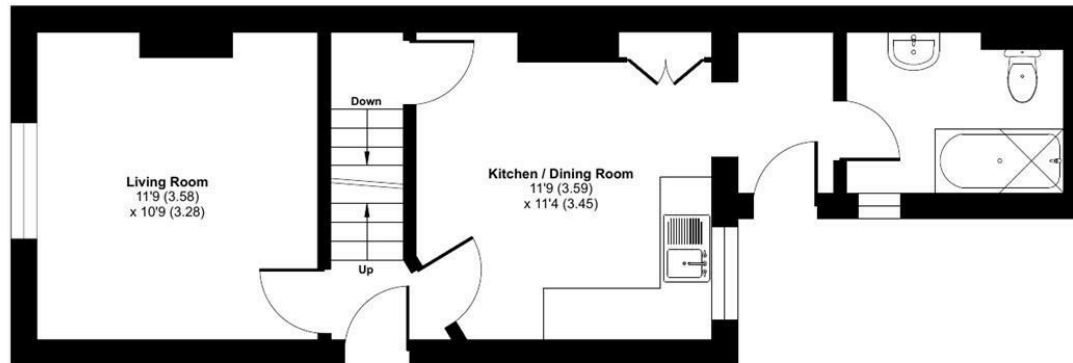
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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: 1395210

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

6th May 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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