



48 The Mount, Guildford GU2 4JA



COLLINS
Independent Estate Agent





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Guide price £650,000

Freehold

Quite simply, an opportunity not to be missed. This attractive Edwardian semi-detached house offers approximately 1,137 sq ft of accommodation arranged over three floors, excluding the double width garage. Having been in the same family's ownership for some 60 years, the property now presents an exciting opportunity to create a modern family home in a perfect location. There is considerable potential within the property, including a generous, high-pitched loft space with scope for conversion, together with the possibility of extending to the rear, subject to the necessary planning consents. Neighbouring properties have already undertaken similar loft conversions and extensions, demonstrating the potential to create a substantial three storey family home. The property benefits from a replaced roof, gas-fired central heating to radiators, double glazing and a useful cellar, while outside there is a good sized, enclosed garden which is partly walled and enjoys valuable side access. The garden also benefits from an outside WC.

In summary, this is a clean and well maintained Edwardian home offering excellent scope for enhancement and enlargement. Offered for sale with vacant possession and no onward chain, this is a rare opportunity to acquire a much loved family home with significant potential for the future.

- EPC - D
- Council tax band - F
- All main services connected
- Double width garage & permit parking available for residents







A quiet, peaceful and elevated position with views across Guildford town centre, ideal for commuting yet only a short stroll to the North Downs. The Mount is quite simply one of Guildford's special locations. Schooling and nurseries are very close by and the sought after County secondary school is a short walk. The cobbled High Street is just across the pedestrianised Town Bridge at the bottom of the hill.



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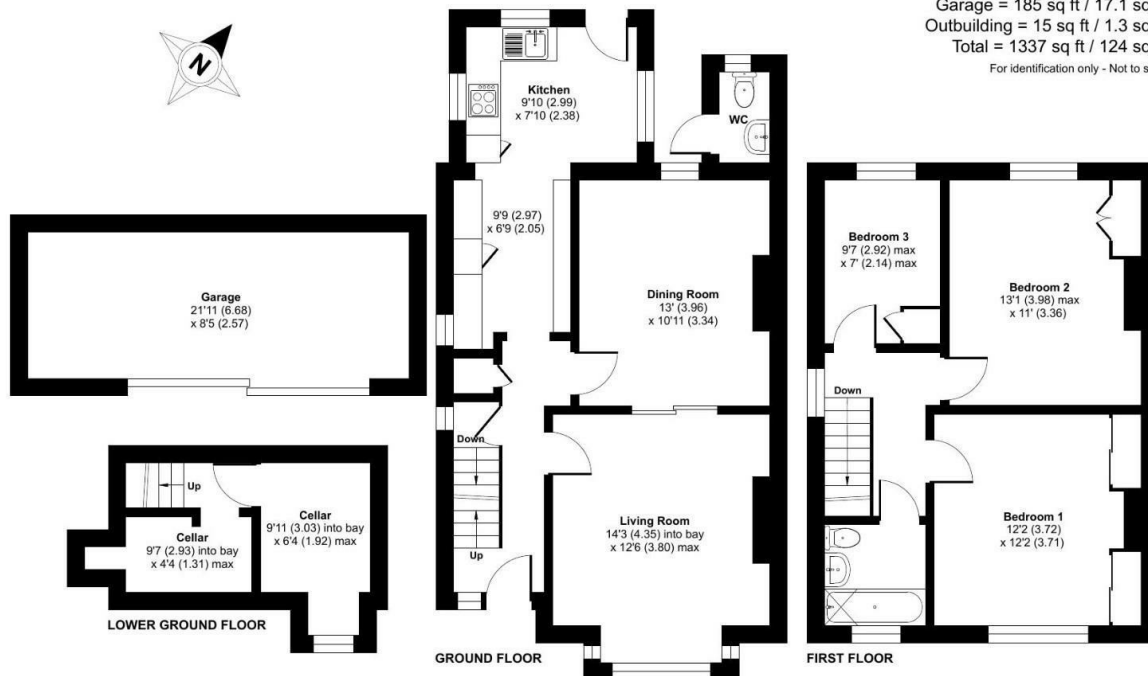
Approximate Area = 1137 sq ft / 105.6 sq m

Garage = 185 sq ft / 17.1 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 1337 sq ft / 124 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), © nchecom 2026, Produced for Mark Collins (Guildford) Limited. REF: 1528792



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