



4 Easington Place, Guildford GU1 2EQ



COLLINS
Independent Estate Agent





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Asking price £625,000

Freehold

This light and spacious home offers generously proportioned accommodation arranged over two floors, with a refitted kitchen and particularly impressive room sizes throughout, most notably in the living room and bedrooms. The property also has excellent potential for further enhancement, including the possibility of converting the integral garage to create additional living accommodation or bedroom space, subject to any necessary consents. Further benefits include double glazing and gas central heating to radiators. The ground floor features a convenient cloakroom/WC accessed from the entrance hallway, while the first floor enjoys a spacious shower room with a separate WC, providing further scope for reconfiguration to suit individual requirements.

Outside, a tarmac driveway provides off-road parking, while the private, enclosed rear garden offers an attractive outdoor space, complete with gated access directly onto Maori Road.

In summary, this is a spacious and versatile home with exciting potential, ideally positioned for families seeking convenient access to local schools, the town centre and the excellent range of amenities Guildford is famous for.

- EPC - D
- Council tax band - E
- All mains services connected
- No ongoing chain







Quietly positioned within a cul-de-sac just off Maori Road, this modern terraced home offers approximately 1,300 sq ft of accommodation in Guildford's highly regarded 'Golden Triangle', a sought-after residential area renowned for its convenient access to the town centre and excellent local schooling. The property is particularly well placed for a number of prestigious schools, including RGS senior school and prep, Tormead and Guildford High School. Both London Road railway station and the Upper High Street, with its excellent selection of shops, cafés and restaurants, are approximately half a mile away on foot. For those who enjoy the outdoors, the Downs and beautiful open spaces at Stoke Park, home to Guildford's popular weekly parkrun, are also within easy reach, approximately 0.6 miles away on foot.



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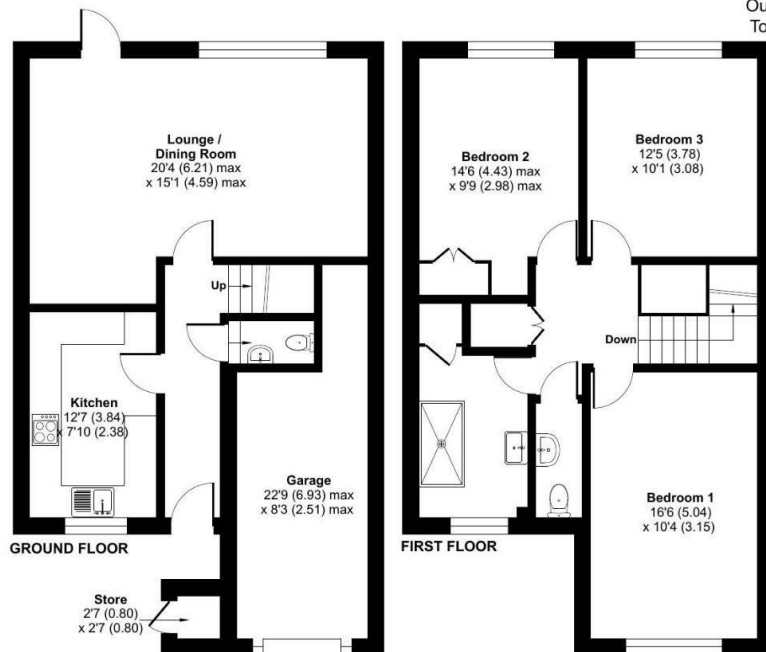
Approximate Area = 1134 sq ft / 105.3 sq m

Garage = 149 sq ft / 13.8 sq m

Outbuilding = 7 sq ft / 0.6 sq m

Total = 1290 sq ft / 119.7 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). © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1529008



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