



26 George Road, Guildford, Surrey, GU1 4NP

CLARKE  GAMMON
1919

26 George Road

GUILDFORD, SURREY, GU1 4NP

26 George Road is an attractive Victorian home which has been updated by the current owners, combining the character of a period property with a contemporary twist.

Arranged over three levels and extending to approximately 925 sq ft, the house offers more accommodation than might first be apparent.

The front door opens into a welcoming dining room with stripped wooden floorboards. Beyond is a separate living room, again with exposed timber flooring, where a wood-burning stove forms the focal point of the room. To the rear, the kitchen has been comprehensively refitted with a range of neutral shaker-style cabinetry, generous work surfaces, tiled splashbacks and an integrated electric oven with gas hob and cooker hood over. A window overlooking the garden has the sink positioned beneath, while a door provides direct access outside.

The property also benefits from a basement, currently utilised as a home office. This provides valuable additional space and offers scope for use as an additional reception room, hobby room or storage area, with potential for further conversion subject to any necessary consents and regulations.

On the first floor are two bedrooms, including a well-proportioned principal bedroom to the front. The second bedroom is currently arranged as a nursery and would work equally well as a guest bedroom or study. Completing the accommodation is a stylish four-piece family bathroom comprising a separate shower enclosure, bath, WC and vanity unit with wash basin. It is also worth noting that the bathroom is accessed independently from the landing, rather than through a bedroom, as can be the case with some similar period homes in the area.

The property also lends itself well to a loft conversion, subject to the usual planning permissions, building regulations and any other necessary consents, offering the potential to create additional accommodation if required.

Outside, the house has a small enclosed frontage, while the rear garden is larger than average for a property of this type. Immediately adjoining the house is a paved terrace with ample space for outdoor dining, leading onto an area of lawn bordered by established shrubs and planting. For a home so close to the centre of Guildford, the garden provides a welcome sense of space and privacy.

- Attractive Victorian home in a popular no-through road
- Two separate reception rooms with period character
- Larger-than-average rear garden
- Situated within easy walking distance of Guildford Town Centre and mainline station
- Two well-proportioned bedrooms
- Refitted kitchen and bathroom
- Potential for further basement and loft conversion, subject to consents
- EPC: D

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band D

Services: This property is connected to all mains services









SITUATION

George Road is a particularly attractive no-through road situated close to the heart of Guildford. Despite its highly convenient position, the road has a pleasantly residential feel, characterised by rows of attractive Victorian homes and a strong sense of community.

Guildford High Street, Waitrose and London Road railway station are all within easy walking distance, while Guildford's mainline station is also readily accessible and provides regular services to London Waterloo. The town centre offers an extensive range of shops, restaurants, cafés and bars, together with excellent leisure and cultural amenities including G Live, the Yvonne Arnaud Theatre and the riverside walks along the River Wey.

For those who enjoy the outdoors, Stoke Park and the open countryside surrounding Guildford are also close at hand, while the Surrey Hills Area of Outstanding Natural Beauty lies just beyond the town. The area is also particularly well served by a wide selection of highly regarded schools in both the state and independent sectors.

Road connections are excellent, with convenient access to the A3, providing onward links to London, the M25 and the south coast.

One of the principal attractions of George Road is the combination of a peaceful residential setting with immediate access to everything central Guildford has to offer, making it an ideal location for buyers looking for a home within walking distance of the town centre and railway stations.



DIRECTIONS

what3words location: [///blog.these.shovels](https://www.blog.these.shovels)

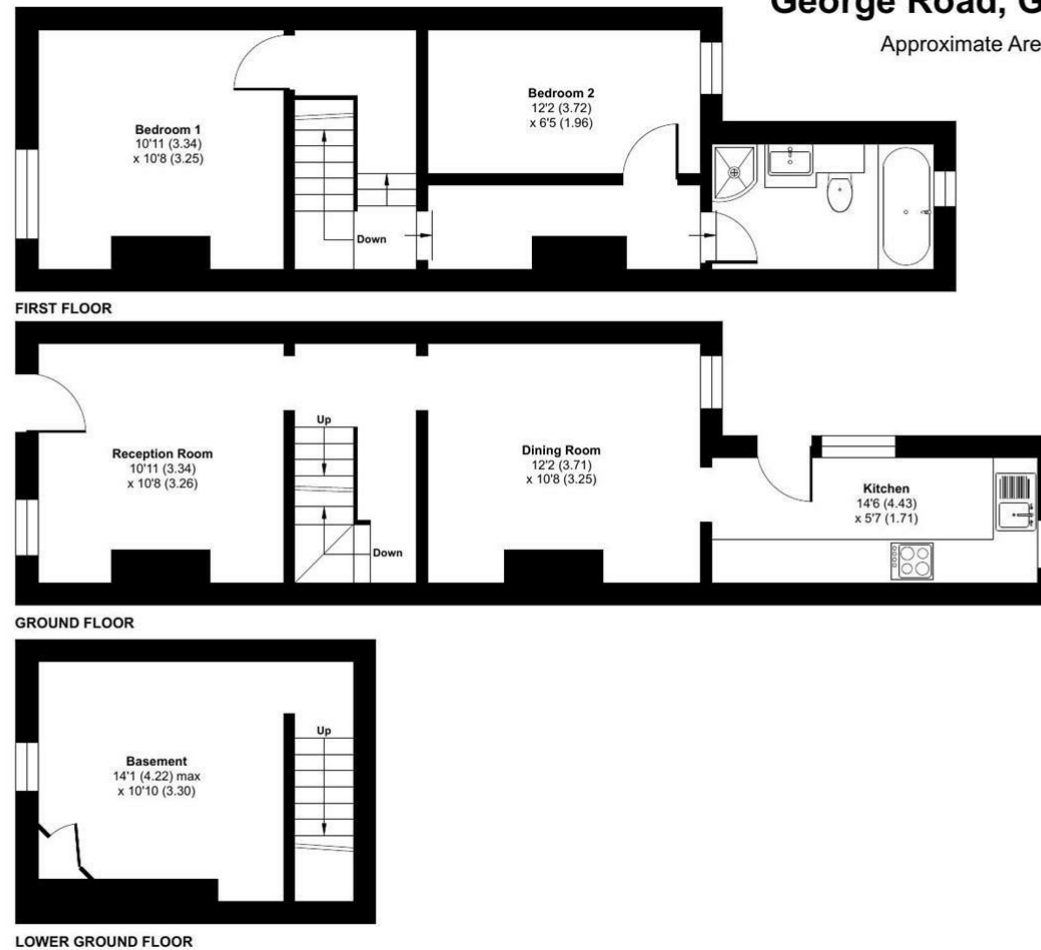
A beautifully presented two-bedroom Victorian home offering characterful and versatile accommodation, including two reception rooms, a useful basement and an attractive rear garden, tucked away in a peaceful and highly convenient town-centre setting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 = 925 sq ft / 85.9 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: 1521321

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.

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