



**Drummond Road, Guildford,
Price Guide £450,000 Freehold**

CLARKE  GAMMON
1919

35 DRUMMOND ROAD
GUILDFORD GU1 4NT

Price Guide £450,000

Town centre Period home in a quiet and popular residential location

Private allocated parking for one car

Small rear yard

Double glazing

Gas central heating

Combination boiler

10ft x 14ft basement (over 6ft head height)

Upstairs bathroom

Kitchen/breakfast

Nearby to schools



Close to the High Street, ideally located in the heart of the town with access to great local pubs/eateries, retail and excellent rail/road links is this delightful extended three bedroom home.

THE PROPERTY

Adapted by the current owners this classic period red brick home offers much of the original character but now with added accommodation in way of a loft conversion with advantage of eves storage. Below the living room there is also an unconverted basement, perfect for storage or other uses. From the kitchen back door there is a small yard that is useful for keeping bikes and other outdoor essentials whilst just beyond there is a private residents car park and an allocated bay for one car.

Located in the no through part of Drummond Road, the property is within a mile of Guildford mainline station (providing a commuter service to London Waterloo in approximately 38 minutes) or half mile to London Road train station. There are a number of highly regarded schools in the area (nearby ones include Sandfield Primary and Guildford County) whilst nearest retail is Waitrose food store just several hundred meters away. Both North Street and the High Street are also accessible as you continue onwards.



SITUATION

Guildford is renowned for its excellent shopping and comprehensive range of social, recreational and educational facilities and is a gateway to some of the most stunning scenery in the Southeast of England and forms part of the Surrey Hills, which is an area of outstanding natural beauty. Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away accessing central London and International airports.

GUILDFORD HIGH STREET | 0.4 miles

GUILDFORD STATION | 0.8 miles

LONDON WATERLOO | From 38 minutes by train from Guildford Mainline (peak times)

GODALMING | 5 miles

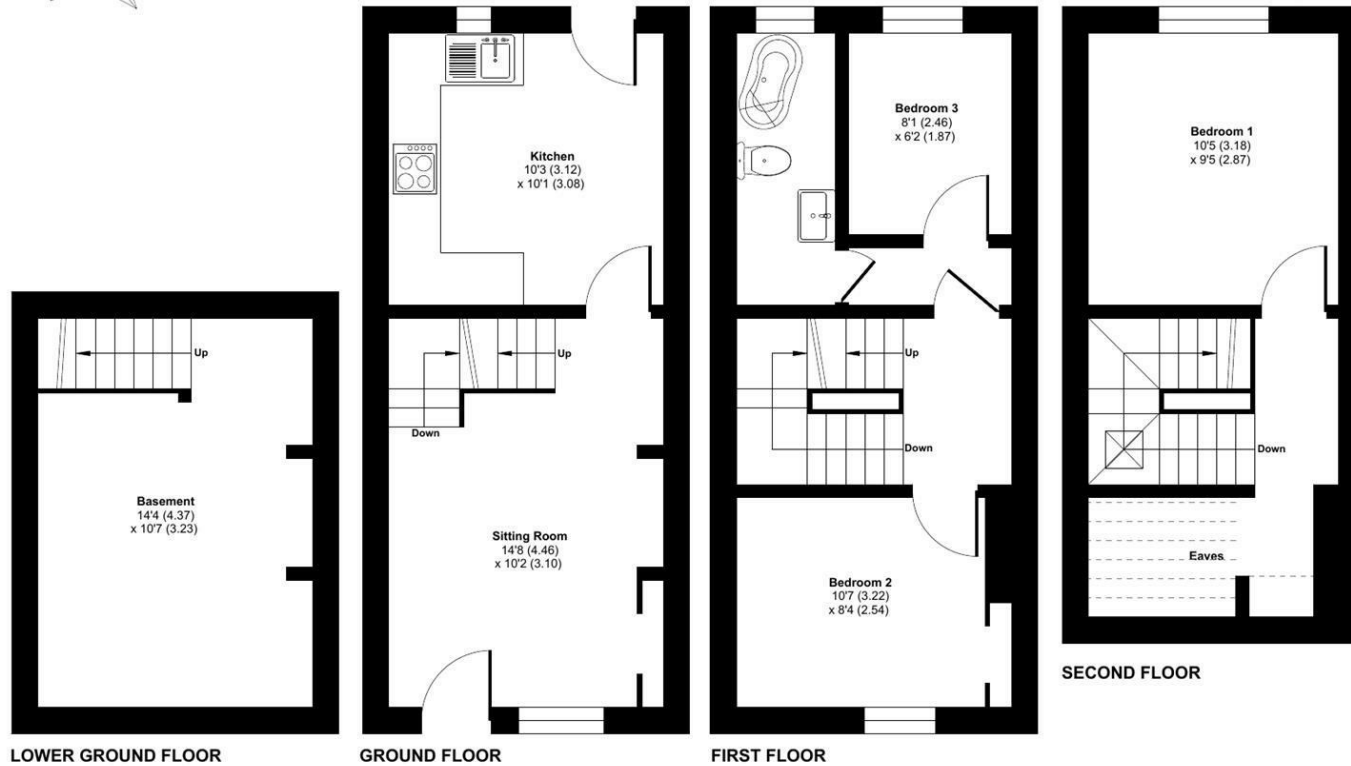
HEATHROW AIRPORT | 25.8 miles

CENTRAL LONDON | 30 miles

Drummond Road, Guildford, GU1

Approximate Area = 846 sq ft / 78.5 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Total = 882 sq ft / 81.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Clarke Gammon. REF: 1457116

LOCAL AUTHORITY
 Guildford

COUNCIL TAX
 Band C

SERVICES
 Mains water, electricity, mains drainage
 gas central heating

13th May 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	

CG GUILDFORD OFFICE

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DIRECTIONS

From our office in Quarry Street continue towards town centre, turning right into Mill Lane, go 90m and then turn left onto Millbrook / A281. Continue 140m and at the junction, turn right onto Onslow Street / A322. Continue 110m then turn left into North Street for 60m then turn right into Drummond Road.

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

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

