



37 Victoria Road, Guildford GU1 4DJ



COLLINS
Independent Estate Agent





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Asking price £495,000
Freehold

An ideal first-time purchase in the heart of Guildford town centre. This beautifully presented three-bedroom home benefits from the rare advantage of private parking for three cars, a well-maintained enclosed garden with rear access, and a fresh contemporary finish throughout. The current owners purchased the property in 2022 and have since undertaken an extensive programme of renovation and improvement, including the installation of a stylish new kitchen and bathroom. The property now offers a modern, move-in-ready feel, further enhanced by updated flooring featuring wood effect finishes to the ground floor and new carpeting upstairs. Tastefully decorated throughout, the house is both stylish and practical, with double-glazed windows and doors, as well as gas central heating via radiators, ensuring comfort and efficiency. Altogether, it represents a straightforward, low maintenance purchase ideally suited to first-time buyers, commuters, or investors alike.

Outside, the enclosed rear garden is mainly laid to lawn and enjoys a pleasant, private feel, with a lockable gate providing convenient rear access. The garden backs onto the platform at London Road station, making the property particularly appealing for those commuting.

- Three bedroom terraced house
- New kitchen and bathroom
- Well kept and private garden
- Parking for 3 cars
- Central no through road
- EPC - C
- Council Tax Band - D







Smartly presented, freehold, three bedrooms and private parking for three cars. Victoria Road is in the heart of the town, close to both railway stations, especially London Road, the High Street, G Live cultural centre, the Spectrum leisure centre and Waitrose. Close by are good schools and all of Guildford's main attractions and amenities, including parks and the South Downs, within walking distance. The road is a no-through road, free from passing traffic and with allocated private parking for residents.



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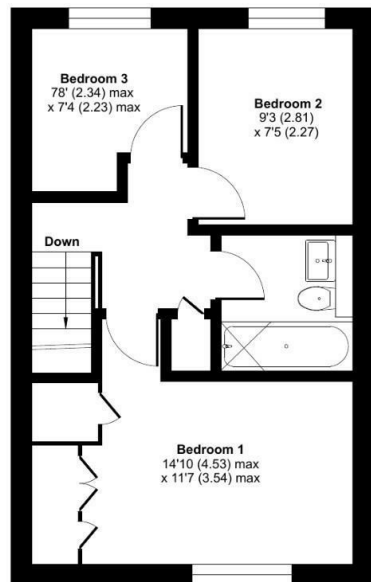
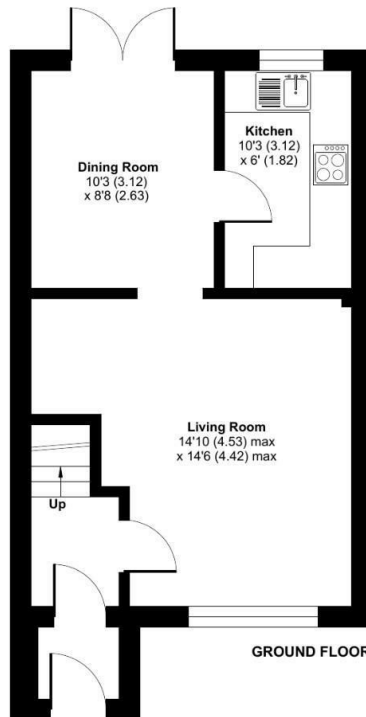
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Approximate Area = 780 sq ft / 72.4 sq m

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: 1457457



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