

50 Agraria Road, Guildford GU2 4LF

COLLINS
Independent Estate Agent







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Asking price £695,000
Freehold

A classic Victorian home full of character, beautifully presented and retaining a wealth of attractive period features. Ideally located for commuting, excellent schooling and Guildford town life has to offer, this sought-after property is offered for sale with no onward chain. The home features beautifully refurbished floors throughout much of the accommodation, along with original fireplaces, high ceilings and elegant sash windows. Being halls adjoining further enhances the sense of space and character. The generously sized kitchen enjoys a pleasant outlook over the garden and offers exciting potential for a side return extension, subject to the necessary consents, creating the opportunity to further enhance the home for modern family living. There is also a generous basement with excellent potential, together with a sizeable loft space, similar to those converted by many neighbouring properties to create a luxury principal bedroom with en-suite facilities. Outside, a quality hardwood deck provides an attractive space for relaxing or entertaining and overlooks the east facing garden, which is mainly laid to lawn with established shrub borders and benefits from secure gated side access.

- Halls adjoining Victorian semi
- Three bedrooms and two receptions
- Gas central heating
- No chain
- Basement and loft conversion potential
- EPC - D
- Council tax band - E







This three bedroom Victorian house of quality is situated on a highly sought after Victorian street overlooked by Guildfords imposing cathedral. This location is perfect for residents needing the mainline station to London, County secondary school and walkable to the High Street. Close by is the locally famous Mount that forms part of the North Downs enjoying spectacular sunsets and is ideal for walking the dog, taking a jog or cycling. There are several other schools for younger children nearby, nurseries and local shops on the Madrid Rd at the end of the street. The A31 and A3 are also very easily accessible from here giving access to the major road networks.

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Approximate Area = 1165 sq ft / 108.2 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 Mark Collins (Guildford) Limited. REF: 1515723

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