6 Sandfield Terrace, Guildford GU1 4LN

COLLINS
Independent Estate Agent

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Guildford GU1 4LN

Asking price £599,950
Freehold

This handsome Victorian terraced home is one of the few remaining former landlord-owned properties on this quiet, centrally located street, which enjoys very little passing traffic. Over the past six years, I have sold four properties in the road, reflecting its ongoing transition from predominantly rental accommodation to owner-occupied homes - an encouraging trend that makes this an excellent long term investment. Presented well throughout, the property offers generous, well-proportioned rooms with high ceilings, a converted basement, and exciting scope to further enhance the accommodation with a side return kitchen extension, subject to the necessary consents. Additional benefits include gas central heating, replacement sash-style windows, and 5 yearly checked electrical system. Outside, the good-sized rear garden enjoys an easterly aspect and is fully enclosed, with gated rear access and a right of way. In summary, this is a characterful Victorian home in a highly sought-after location, within easy reach of the town centre, shops and railway station, falling within a popular school catchment area, and offering exceptional potential to add further value.

- 1217 Sq Ft
- Potential for rear side return kitchen extension
- Good size garden
- Three bedrooms, Bath and Shower room
- Converted basement
- Two receptions
- EPC - C
- Council tax band - D

Sandfield Terrace sits within the central Guildford Conservation area, it is a no-through road that is but a stone's throw away from the new Waitrose in the town. The mainline station is a 10 minute walk. The local primary School is around the corner and the house is within the catchment area for the highly acclaimed County School. The shops and eateries of the town are moments from the front door making this location convenient and much sought after.

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Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk

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Approximate Area = 1217 sq ft / 113 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: 1480973

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