



8 George Road, Guildford GU1 4NP



COLLINS
Independent Estate Agent





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Asking price £525,000

Freehold

Holly Cottage is a classic Victorian brick painted semi detached home that has undergone a large amount of renovation and alteration in recent years. There are two double bedrooms, one with an ensuite shower room and a large separate family bathroom on the first floor. The ground floor has been hugely enhanced with a side return kitchen extension featuring a contemporary stylish kitchen with bi folding double glazed doors to the west facing rear garden. The two reception rooms are inter changeable but for the winter months the central sitting room is cosy with a fireplace and wooden effect floor. Other noteworthy features include a fireplace to the front reception room, a down stairs WC and a converted basement that is ideal for working from home. Outside the garden is paved and fully enclosed with a shed and side access.

To summarise there is much more than meets the eye to this home and its in a fantastic location for Guildford town life & commuting.



- Fully double glazed in 2018/21
- 2018 Bosch combi boiler
- 2018 Updated electrics
- Under floor heating to kitchen extension
- EPC - E (assumed no loft insulation)
- Council tax band - D





QUIET TOWN RD - George Road is a popular and surprisingly quiet town centre location of Artillery Rd. Having just one entrance/exit to the this Victorian community of homes creates a no through traffic experience with parking permits for residents and visitor bays (Zone A). The car could be redundant here as both stations, Waitrose, the High St and schooling are within a few minutes walk. To summarise a quiet and convenient location in the heart of the town with a strong community spirit.



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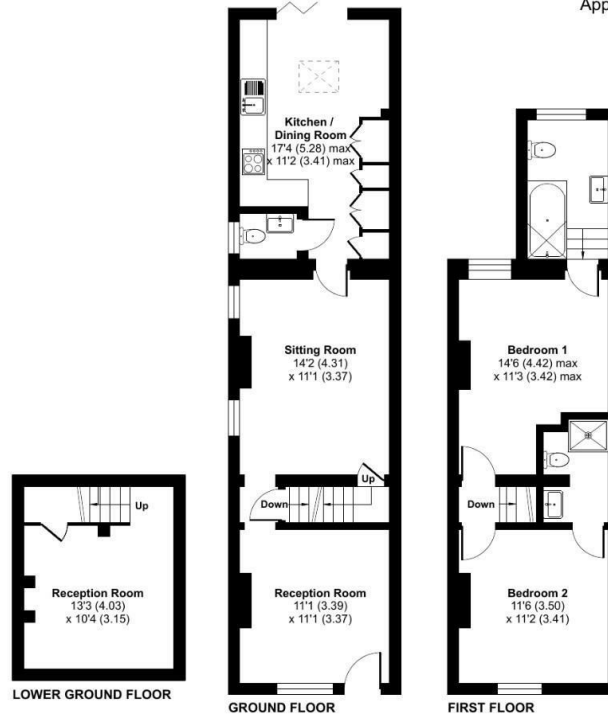
www.collinsguildford.co.uk



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Approximate Area = 1047 sq ft / 97.2 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). © n1checom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1230787



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