

HARVEY ROAD

Guildford





AT A GLANCE

- No onward chain
- Substantial detached home
- Three ground-floor reception spaces
- Requiring complete refurbishment throughout
- Elevated position with far-reaching views across Guildford
- Potential to reconfigure or extend, subject to planning
- Off-street parking for one car
- Convenient for Guildford town centre and mainline station
- Close to a number of well regarded schools
- Short walk to Guildford High Street



Tenure: Freehold. **Council Tax Band:** D. **EPC:** D



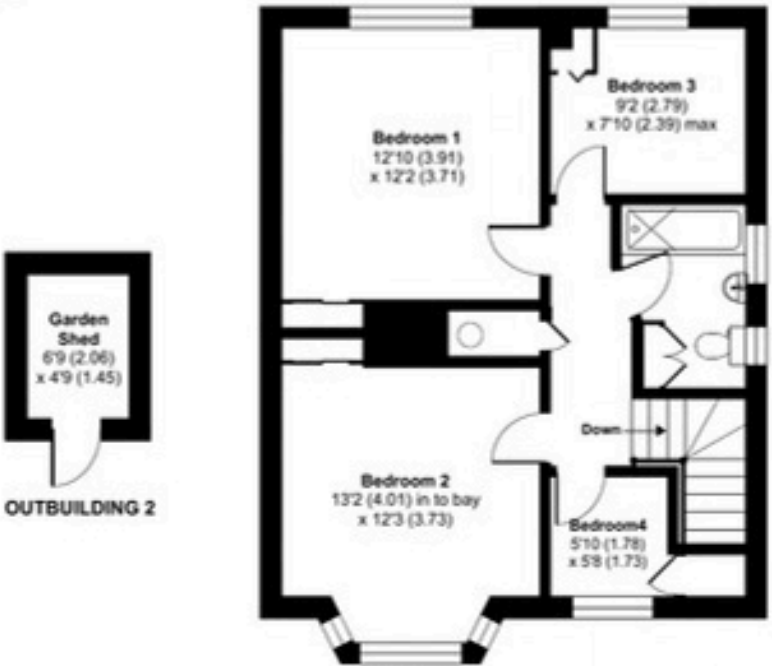
Harvey Road, Guildford, GU1

Approximate Area = 1412 sq ft / 131.1 sq m

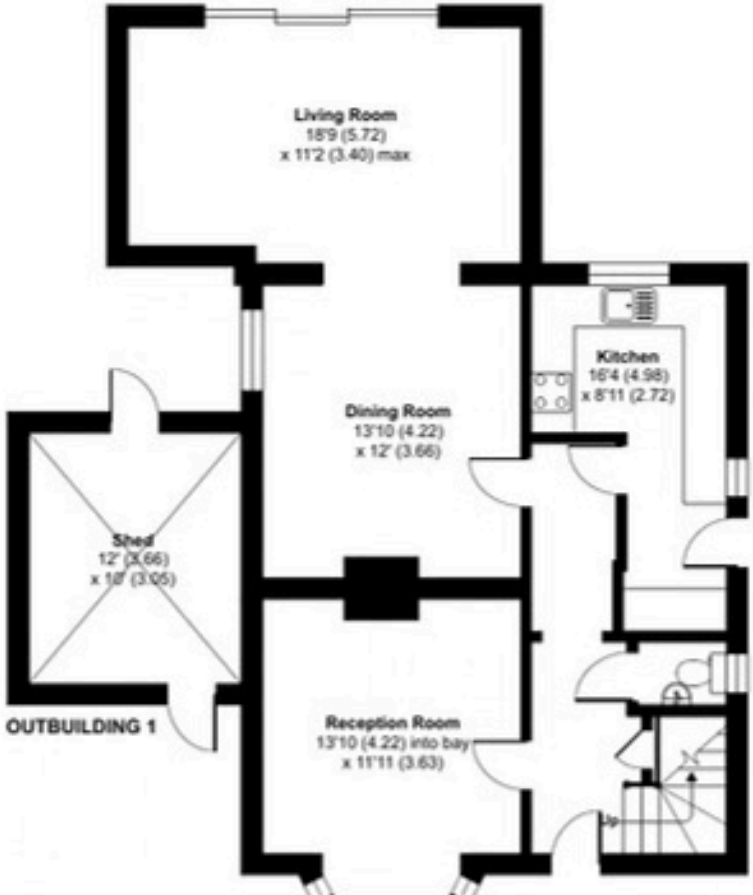
Outbuilding(s) = 151 sq ft / 14 sq m

Total = 1563 sq ft / 145.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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A welcoming entrance porch leads into a light entrance hall, where high ceilings and original character features give an indication of the property's potential.

The ground floor offers three separate reception spaces, including a bay-fronted sitting room, central dining room and a further living room to the rear. There is also a separate kitchen, utility area and a WC positioned beneath the stairs.

The rear living room opens directly onto the garden through wide sliding doors, providing an opportunity to create a more open and connected living space. The existing layout offers considerable scope to rethink how the rooms work together, bringing the kitchen, dining and living areas into a more contemporary arrangement.

With its generous ceiling heights, period character and established footprint, the ground floor provides an excellent starting point for a complete renovation, with further potential to extend, subject to the necessary consents.



THE SETTING

Set on Harvey Road, this detached house occupies an elevated position with far-reaching views across Guildford towards the Cathedral and surrounding countryside.

Conveniently located for Guildford High Street, the mainline station, shops, restaurants and local schools, the property offers a rare opportunity to secure a plot in a central location with significant long-term potential.

Requiring complete renovation, it provides the foundations to create a family home that makes the most of its setting, outlook and garden.

ACCOMMODATION

The first floor currently provides four bedrooms and a family bathroom. The principal bedroom sits to the front of the house, with a large bay window and generous proportions, while the two rear bedrooms enjoy exceptional, far-reaching views across Guildford, taking in the town's rooftops, Cathedral and surrounding countryside.

The fourth bedroom is smaller and offers flexibility as a home office or nursery, or could be incorporated into a wider reconfiguration of the first floor.

The existing arrangement provides considerable scope to rethink the bedroom and bathroom accommodation, creating a more contemporary layout that makes the most of the property's elevated position and remarkable outlook.





THE GARDEN

The rear garden offers considerable potential, with an established lawn, mature trees and planting that provide a leafy backdrop to the house.

A paved terrace sits directly outside the main living room, with steps leading down to the garden, creating an opportunity to rethink the landscaping and strengthen the connection between the house and outside space.

To the front, the property is set back from Harvey Road, with off-street parking for one car and steps leading down to the entrance.

Side access provides a practical route through to the rear garden, while two useful outbuildings offer additional storage. The outside space presents further opportunities for improvement as part of the wider renovation.





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