



Ludlow Road, Guildford, GU2

£600,000

**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 2**

**\*\*\*Chain Free\*\*\*** This characterful three bedroom mid-terraced Victorian house occupies an enviable position on Ludlow Road, just moments from Guildford town centre and mainline station.

The property offers generous and versatile accommodation arranged over three floors, with two reception rooms providing excellent space for both relaxing and entertaining. There are three good sized bedrooms and the benefit of two bathrooms, while a private garden and patio to the rear offers a peaceful spot for outdoor dining and summer afternoons. With further potential to extend, subject to the usual consents, the home presents an exciting opportunity for buyers to put their own stamp on a property full of period charm.

Ludlow Road is a quiet, predominantly Victorian street tucked away in one of Guildford's most sought-after residential pockets, yet within a few minutes' walk of the town centre and station. Guildford's bustling high street is close at hand, offering an excellent range of independent and high street shops, restaurants, cafés, bars and cultural attractions, including the Yvonne Arnaud Theatre and the riverside walks along the Wey.





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Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



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The location is a commuter's dream, with Guildford mainline station only a short stroll away providing fast and frequent South Western Railway services to London Waterloo in around 35 minutes. For drivers, the A3 is within easy reach, giving swift access to the A31, the M25 and the wider motorway network, with both Gatwick and Heathrow airports comfortably accessible.

The area is particularly well regarded for its schooling and sits within a great catchment. The highly respected Guildford County School is just a few minutes' walk away, with St Nicolas CofE Infant School and a number of other reputable primary and secondary schools nearby, in addition to the renowned Royal Grammar School and Guildford High School in the town.

Beyond the town centre, residents enjoy a wealth of green spaces and leisure facilities, with Guildford Spectrum, the Surrey Hills Area of Outstanding Natural Beauty and miles of countryside footpaths all close by, striking a rare balance between town convenience and access to open countryside.





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