



ESTATE AGENTS



Springfield Road, Guildford, Surrey, GU1 4DP

Asking Price £675,000

Springfield Road, Guildford, Surrey, GU1 4DP

This immaculate three bedroom, Victorian semi detached house is located in an ideal location near Guildford Town Centre with easy access to London Road Train Station and local amenities.

As you enter the front door, you are greeted by the spacious, modern dining room and stairs leading up to the first floor and stairs down to the converted basement. To the left is a door to the living room with modern features and a window to the front. Towards the rear of the property is the extended and refurbished kitchen with a range of fitted units and a window overlooking the rear garden and bi-folding doors at the side leading to the garden.

The converted basement has one bedroom which is currently being used as a study/another reception room and a separate toilet comprising a wc and wash hand basin. This floor also benefits from having an area for extra storage space.

The first floor has two further bedrooms and the family bathroom that has been done to a very high standard and comprises a wc, bath and wash hand basin.

The garden is well maintained with a stoned seating area and lawn. Outside the front of the property is on road permit parking.

- Immaculately Presented
 - Semi Detached
- ## Victorian House
- Three Floors
 - Three Bedrooms
 - Two Reception Rooms
 - Converted Basement
 - Council Tax Band D



Floorplan



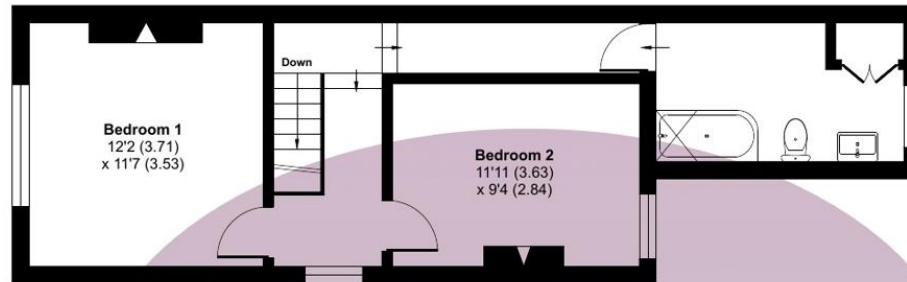
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Approximate Area = 1151 sq ft / 106.9 sq m

Limited Use Area(s) = 136 sq ft / 12.6 sq m

Total = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



BASEMENT

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1071531

Location

Located close to the heart of Guildford town centre, with its vast array of shops and restaurants. The area is well served by local bus routes with London Road station being just a short five minute walk away, and the mainline station being within walking distance offering a short commute to London. Also the A3 which connects London, M25 and the South Coast is within approximately 1 mile. The property is also located close to areas of outstanding natural beauty and the Surrey Hills.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 57 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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