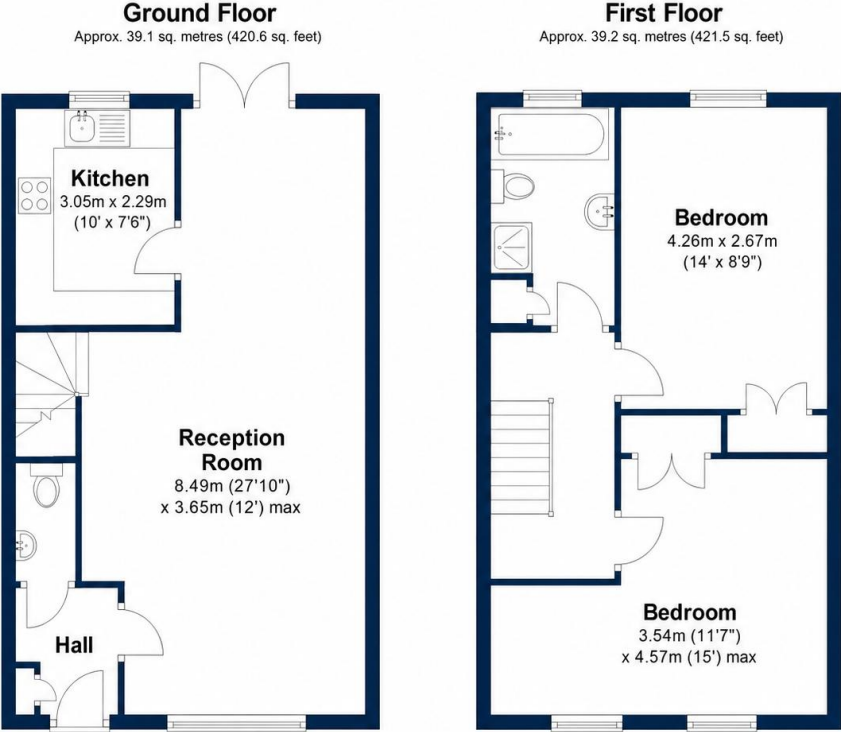




Total area: approx. 78.2 sq. metres (842.1 sq. feet)



Seymours



6 Danesrood, Lower Edgeborough Road
Guildford, Surrey, GU1 2EY

£475,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 842 sq. ft
- London Road (Guildford) 0.3 miles
- No onward chain
- Mid-terrace house
- Leasehold
- Garage in a nearby block
- Communal parking
- Private rear garden
- Excellent transport links
- Within easy reach of Guildford High Street

Offered to the market with no onward chain, this well-proportioned two bedroom leasehold mid-terrace house is situated within a sought-after residential development close to Guildford town centre. The property benefits from a private rear garden, a garage in a nearby block and communal parking.

The entrance hall provides access to a useful ground-floor cloakroom before opening into an impressive reception room. Generously proportioned and extending through much of the ground floor, this versatile space offers ample room for both sitting and dining areas, with double doors opening directly onto the rear garden.

Positioned to the rear, the separate kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, together with a window overlooking the garden.

On the first floor are two double bedrooms, both benefiting from built-in storage. The accommodation is completed by a bathroom fitted with a bath, separate shower enclosure, wash basin and WC.

Outside, the enclosed rear garden is mainly paved for ease of maintenance and includes established shrubs and planting. A garage is located within a nearby block, while communal parking is also available within the development.

Danesrood occupies a convenient position off Lower Edgeborough Road, within easy reach of Guildford’s historic High Street and its excellent selection of shops, cafés, restaurants and leisure facilities. Both Guildford mainline station and London Road station are accessible, with Guildford providing regular services to London Waterloo in approximately 35–40 minutes. The A3 also offers convenient road connections to London, the M25 and the wider motorway network.

Length of lease: 999 years from February 1972
Service charge: £300.00 per annum
Ground rent: £25.00 per annum

Transport Links

London Road (Guildford) 0.3 miles
Guildford 0.9 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Leasehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



No onward chain



Desirable location

