



39 Down Road, Guildford GU1 2PY



COLLINS
Independent Estate Agent





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£690,000

Freehold

A family sized semi detached period cottage with a stylish interior close to the Downs with extensions and alterations to the rear, loft and basement. This Tardis-like property offers a great deal of space and has been cleverly enlarged creating a natural flow throughout. The kitchen dining area is contemporary with bi-folding doors to the garden with a well equipped stylish kitchen. The master bedroom features a luxurious en-suite with good eaves storage. To summarise a cosy period home with a surprisingly spacious interior.



- Sought after no through road adjoining the Downs.
- 3/4 Bedrooms, 3 en suites
- Log Burner
- Large open plan living space
- Extended kitchen dining area
- Lovely garden and off road parking
- Converted basement
- Gas central heating and double glazing
- Porch and downstairs cloakroom
- EPC E





Down Road is a sought after street and ideal for anyone with a love or need for open space and countryside. The Downs are just a few hundred yards away. Down Rd is also only 1.2 miles from the London Rd station according to google. Merrow shops are within easy reach and the area is perfect for great schooling for all ages which include Boxgrove, St Thomas of Canterbury, George Abbot and St Peters. It is also well known for its strong community atmosphere.



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Approximate Gross Internal Area = 146.3 sq m / 1575 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID601570)
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