



44 Dapdune Road, Guildford GU1 4NZ



COLLINS
Independent Estate Agent





44 Dapdune Road Guildford GU1 4NZ

Asking price £725,000
Freehold

A spacious and very special Victorian end of terrace house of quality that has been the subject of considerable alteration, enlargement and refurbishment. My clients bought the property from me in 2020 and have since redesigned and landscaped the rear garden and presented the property beautifully. Previous alterations include the basement conversion, loft conversion and creation of three high-spec bathrooms. Wooden floors, fitted gas fires and a Miele fitted kitchen are highlights along with a vast amount of storage in the second floor principal bedroom suite with town views. Outside, the walled garden with side access is lawned and features a lovely paved area at the rear taking full advantage of the sun. To summarise, a high spec home that is full of character but with a contemporary design close to all that Guildford has to offer by foot.

- No ongoing chain
- Three/four bedrooms
- Double glazed
- Gas central heating
- Two receptions
- Three bath/shower rooms
- Lovely garden
- EPC - E
- Council tax band - D







Dapdune Road is a popular road in the heart of the town where both stations are within 0.6 and 0.7 of a mile. The High Street is only 0.6 of a mile as well. Stoke Park, Waitrose and good schools (County Secondary, 0.8 miles) are also close by. Dapdune Wharf providing riverside walks along the River Wey is found just across Woodbridge Road near the cricket ground. The community spirit, in this almost village like atmosphere, within the town centre is well known and a lovely place to settle.



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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

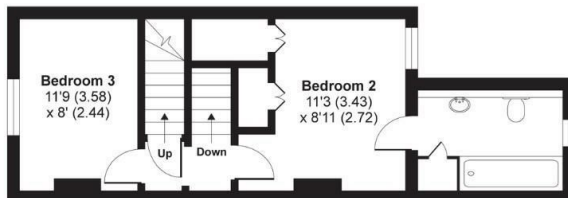
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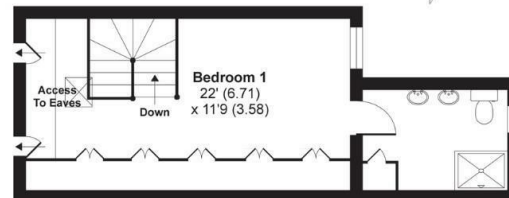


Dapdune Road, Guildford, GU1

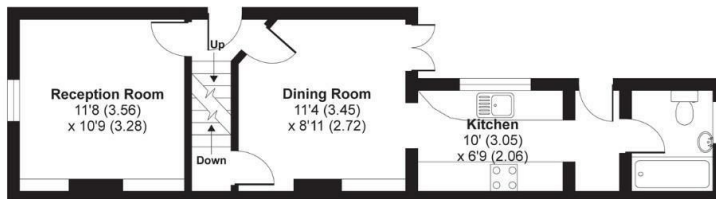
APPROX. GROSS INTERNAL FLOOR AREA 1317 SQ FT 122.3 SQ METRES



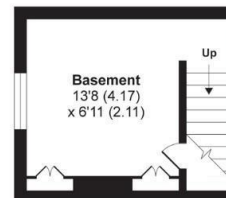
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



BASEMENT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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