



54 High View Road, Guildford GU2 7RT

 **COLLINS**
Independent Estate Agent





54 High View Road Guildford GU2 7RT

£540,000

Freehold

A detached three bedroom family house situated high above the town on the northern slopes of the Downs with far reaching views from the first floor. The property is offered for sale with no chain and is currently vacant, allowing a quick sale. There is enormous potential for expansion to the side and rear (STP) and the current arrangement of rooms to the ground floor lends itself well to various interpretation. Currently there are two large adjoining receptions, a refitted kitchen and a study. A generous hall leads to the first floor where there are three bedrooms and white modern bathroom suite. The combination boiler was installed in 2021/22 and the whole property is double glazed. Outside the garden backs south and is mainly raised with steps to a sloping lawn and a mature garden with trees screening to the rear. There is side access rear entrance to the store and garage which is double length with a driveway to the front.



- Detached three bedroom home
- Three reception rooms
- New combination boiler
- First floor modern bathroom
- Refitted good sized kitchen
- Double glazed
- Double length garage and store
- Driveway
- No chain
- EPC - E





Set high on the chalky slopes of the Downs above the town this property is ideal for schooling for all ages close by. The mainline station is approx 1.7 miles walk and the County School 1.3 miles. The North downs are found on the other side of the Farnham Road giving access to countryside and The Mount, a well known beauty spot with a fantastic view. Highly regarded schools in Onslow Village are within easy reach and access to the A3 south bound is a very short drive.



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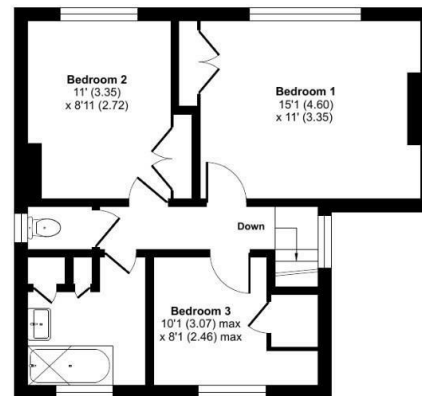
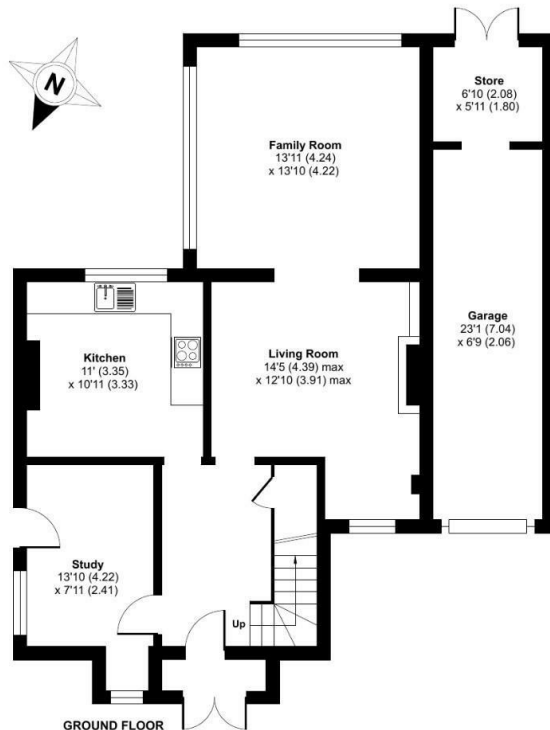
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Approximate Area = 1423 sq ft / 132 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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