



Unicorn Flexford Road, Guildford GU3 2EF



COLLINS
Independent Estate Agent





Unicorn Flexford Road Guildford GU3 2EF

Informal tender £525,000

Freehold

Unicorn was constructed in the 1930's overlooking the Hogs Back countryside on the northern side of Flexford Road in the parish of Normandy. The property has had several additions since being constructed, notably to the roof space, and rear flat roofed extension. The property has been rented for many years and now requires full modernisation and refurbishment with no chain. A survey has been commissioned to ascertain its structural condition which is considered good following under pinning works in the mid 1990's with local authority approval. The report concludes there is no further evidence of any further issues. The property now represents a fantastic opportunity to remodel, refurbish in this lovely situation fronting fields and also having a large rear garden with two workshops and a garage. All mains services are connected and we hold keys.

Bids above the guide are invited by Monday 14th OCTOBER by 12pm on a tender document supplied by ourselves.



- EPC - E
- Council Tax Band - E
- Bids by 14th October at 12pm , unless sold, stc, previously.





"Unicorn" is situated in the extreme west of Surrey, within a short distance of the Hampshire border in the parish of Normandy. Normandy Village is situated on the northern side of the Hogs Back which is part of the Surrey Hills. The village has its own station (Wanborough) with direct links to Guildford (6 minutes away) and Aldershot (10 minutes away). By changing trains at Guildford, London (Waterloo) is only a further 35 minutes away. Road links are just as good with easy access to the A31 and A3. Normandy has a rural character with plenty of wildlife, in open fields and woodland even though it is only 4 miles from Guildford. If you like walking, running, cycling or horse riding in the countryside there are many footpaths and bridleways to explore.



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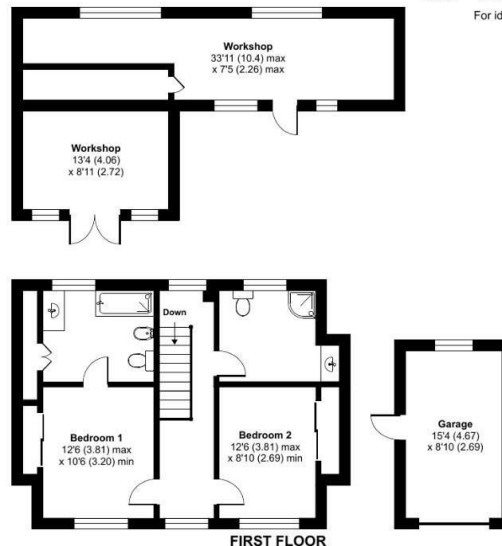
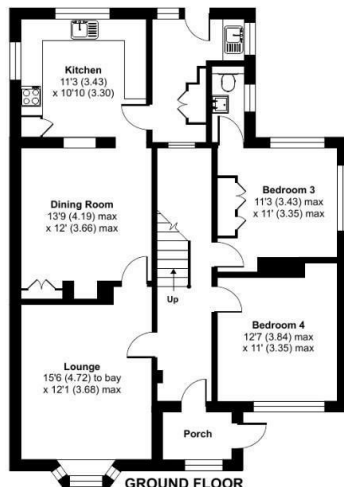
Approximate Area = 1601 sq ft / 148.7 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 388 sq ft / 36.1 sq m

Total = 2124 sq ft / 197.3 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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