



5 A Recreation Road, Guildford GU1 1HE



COLLINS
Independent Estate Agent





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£365,000

Leasehold - Share of Freehold

An exceptional split level maisonette over three floors with private driveway parking and a short walk to the town and stations. The interior of this share of freehold property is quite stunning with a strong design influence featuring in every corner of this character filled home. There is plenty of storage, a stunning kitchen, living room and two generous bedrooms with views over the surrounding area. Other noteworthy features include a private street level entrance, gas central heating and double glazing throughout.



- Victorian conversion
- Share of Freehold - 994 year lease
- Private driveway parking
- Two double bedrooms
- Refitted kitchen
- Refitted bathroom with sep WC
- Plenty of storage
- Stunning interior
- EPC - D





Recreation Road has a mixture of family homes and converted apartments bordering a well kept and popular recreation ground. The road is close to Guildford town centre and both railway stations making it a great place for commuters to live. There is a small local store in the road and a little further on Woodbridge Road the famous Woodbridge Road cafe. Local shops, restaurants, takeaways etc. are all within walking distance.



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

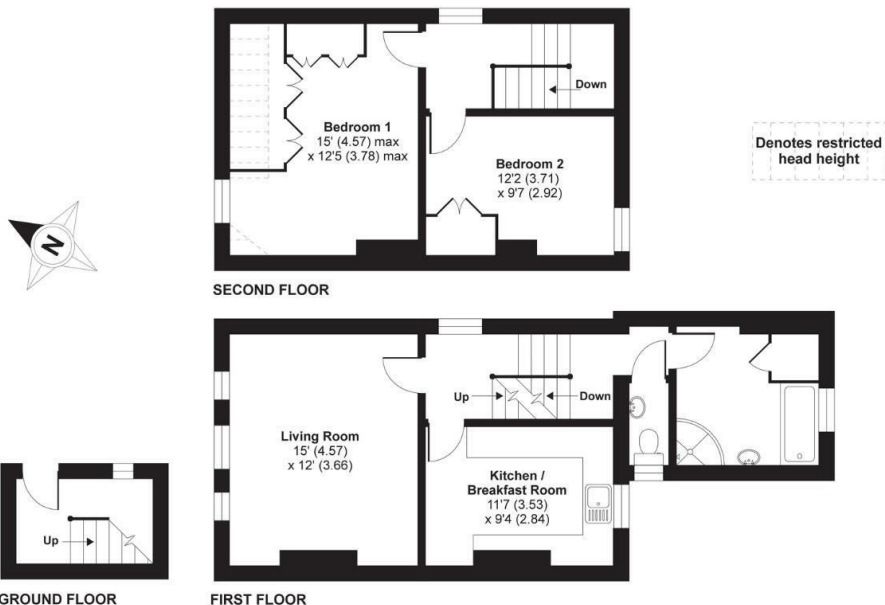
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APPROX. GROSS INTERNAL FLOOR AREA 885 SQ FT 82.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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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