



17 Ludlow Road, Guildford GU2 7NR



COLLINS
Independent Estate Agent





17 Ludlow Road Guildford GU2 7NR

£548,000

Freehold

A detached bay fronted Victorian house in a quiet street and only a very short walk to Guildford mainline station. The property is double glazed with a gas central heating system and features a good sized east backing well kept garden with a useful home office out building. There is a full bathroom with a shower to the ground floor and a separate shower room with WC on the first floor. The two receptions are lovely rooms and the kitchen has an original quarry tiled floor. The three bedrooms are a good size, the master which faces west and has a deep built in cupboard.



- Quiet popular street
- Perfect commuter location
- Residents permit parking
- Three bedrooms
- Two receptions
- Bathroom and shower room
- Lovely garden with home office
- Well equipped fitted kitchen
- EPC - E





Ludlow Road is a quiet mainly Victorian street found behind the Farnham Road hospital. The road is only a few minutes to Guildford mainline station making this a perfect location for busy commuters. GU2 7 is also very good for schools with the County secondary school being a few minutes walk away. The town centre is also easily accessible from Ludlow Rd as well as the Downs at the Mount.



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

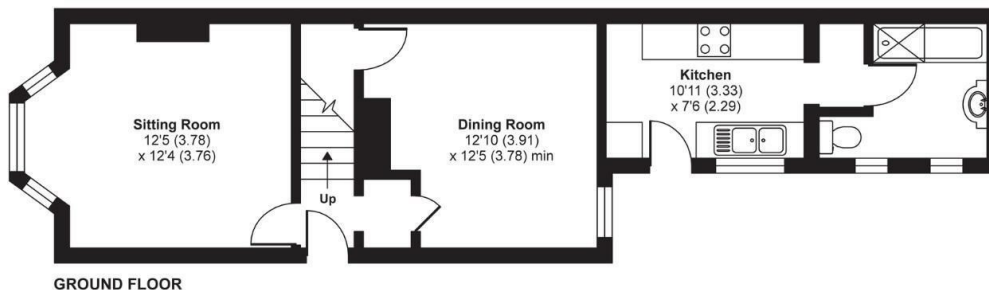
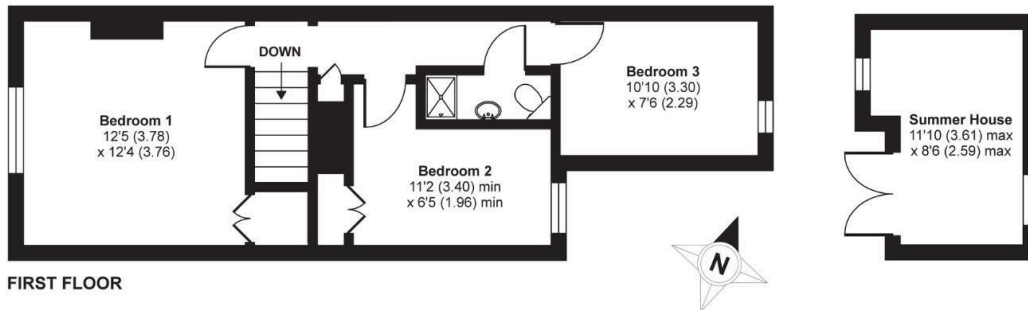
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APPROX. GROSS INTERNAL FLOOR AREA 997 SQ FT 92.6 SQ METRES (EXCLUDES OUTBUILDING)



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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