



6 Parklands Place, Guildford GU1 2PS



COLLINS
Independent Estate Agent





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£1,000,000

Freehold

On the market for the first time since 1973, this detached five bedroom family home in a cul de sac of seven houses, is perfectly positioned for Guildford's schooling. Close by are Merrow Downs, and the Upper High Street of Guildford is 1.2 miles away, or a 23 minute walk, according to Google. The property is a great size, already having been extended to the rear over two floors. The home now requires general refurbishment and modernisation throughout, including wiring, plumbing and heating. There is some original parquet wooden flooring underneath carpets to the ground floor that could be restored, and a natural stone fireplace in the front sitting room. The plot is approx 0.38 acres featuring a mature Oak tree and large rear established garden with a raised patio terrace commanding a lovely elevated view across the lawn. We are inviting bids within a closing date of Monday 28th February. Tender forms are available at request.



- Detached family home
- Requiring full modernisation & refurbishment
- 0.38 acre plot
- Five bedrooms, En suite and family bathroom
- Four reception areas, cloak room
- Single garage and driveway for several cars
- No chain and vacant
- Ideal location for schooling
- EPC - E





Parklands Place is situated on the borders of Guildford and Merrow. The property is ideally placed for several of the areas most sought after schools for all ages. Merrow Downs, Guildford Golf Club and Boxgrove and Merrow shops all all within a short distance and Guildford town is just over a mile away. Stoke Park and the Spectrum Leisure centre are also within walking distance making this an ideal location for family life. To summarise, it does not get much better than this location and the property represents a rare opportunity.



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

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



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Approximate Area = 2333 sq ft / 216.7 sq m (includes garage & excludes lean too)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mark Collins (Guildford) Limited. REF: 805952



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