



6 High Path Road, Guildford GU1 2QG



COLLINS
Independent Estate Agent





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Asking price £455,000
Freehold

A classic Victorian terraced house that was fully modernised in 2012 by a professional developer who at the same time modernised the neighbouring terrace. The property is well presented and benefits from an extended rear ground floor providing a kitchen dining/living space with french doors to the garden. In addition a cloakroom has been added to the ground floor and first floor bathroom with a separate shower that serves the two double bedrooms. The property is fully double glazed and has a gas fired central heating system to radiators. The garden is a blank canvass but a good size being enclosed by panelled fencing and backing south west. Parking is on the street and no permits are required given the distance to the town and station. To summarise, lovely popular road, close to The Downs and Golf Club and a short drive to the centre of Guildford but a walk to Merrow village.



- Freehold terraced two bedroom house
- Gas central heating to radiators and double glazing
- Extended to the rear to provide a kitchen/dining/living space
- Sitting room with fireplace
- Owned by my clients for over 10 years
- South west backing enclosed garden
- Downstairs cloakroom and first floor bathroom
- EPC - D
- Council tax band - D





This Victorian terraced two bedroom house is found in High Path Road that features a strong community spirit and is an excellent area for schools for all ages. At the top of the road can be found Guildford Golf Club and The Downs. The town and London Rd Station are 1.5 miles in distance and local shops at Merrow 0.5 miles. This location is a favourite especially for families needing schools and enjoying an outdoor life style on the Downs.



COLLINS

Independent Estate Agent

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

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

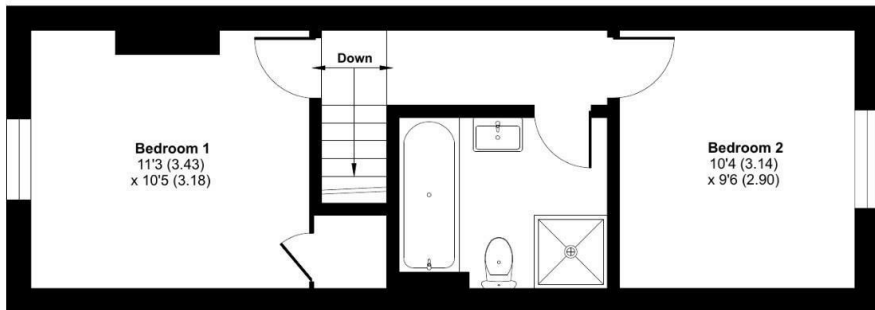
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Approximate Area = 774 sq ft / 71.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1401524



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