



9 Margaret Road, Guildford GU1 4QS



**COLLINS**  
Independent Estate Agent





## 9 Margaret Road Guildford GU1 4QS

£462,500

Freehold

Situated in a popular town centre road just a few yards from Guildford Police station, this semi detached Victorian house features three bedrooms and two reception rooms. The kitchen has been tastefully refitted with stylish contemporary units, surfaces and good quality appliances. There is plenty of potential for alterations and additions with the prospect of adding a loft conversion, which the adjoining property is currently doing. The property is very nicely presented and well cared for both inside and out. The west facing garden is neat and tidy with side access and a lawn, patio and hard standing for a shed or home office perhaps. Considering the central position of the house it is surprisingly peaceful in the garden as well. Other noteworthy features include double glazed windows and doors, gas central heating and parking provided in the road with permits for residents.



- Victorian semi detached freehold house
- Very central town centre position
- Three bedrooms
- Two reception rooms
- Refitted stylish kitchen
- Refitted ground floor bathroom
- Ensuite potential
- Loft conversion potential
- West facing garden.
- EPC - D





RE AVAILABLE 6th JULY - Margaret Rd is a popular Victorian street that serves as access to the rear of the Police Station in Guildford town centre. Everything the town centre offers is within walking distance, especially the mainline station which connects with Waterloo in just over 30 minutes. Close by is the River Wey with lovely tow path walks. Waitrose, The High Street and the Sandfield Primary School are also a short walk. To summarise a much loved Victorian home in an ideal central position for commuting and town centre amenities.



**COLLINS**

**Independent Estate Agent**

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

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

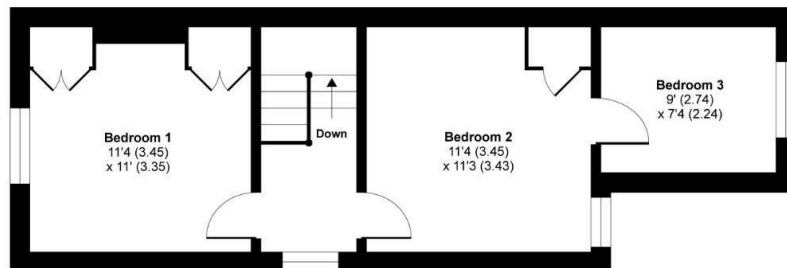
[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)



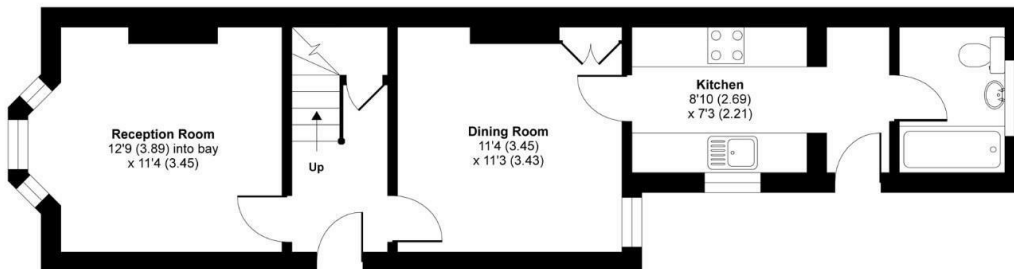
# Margaret Road, Guildford, GU1

Approximate Area = 859 sq ft / 79.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

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: 697627



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.