



13 Cheselden Road, Guildford GU1 3SB



COLLINS
Independent Estate Agent





13 Cheselden Road Guildford GU1 3SB

£670,000

Freehold

In a highly sought after location, high above the town, with views from the newly converted loft space, this three bedroom Victorian home comes to the market with potential to convert the basement and execute a planning permission to create a large side return kitchen extension (19/P/01694). The property is well presented throughout and features a new luxurious first floor bathroom as well as a ground floor shower room. There are two separate receptions and a good sized basement which is ready for conversion. Outside the easterly facing garden has a lawn, patio terrace and side access. This quiet and special part of Guildford town is a great location to invest in a Victorian home and is also near the areas most popular schooling and Pewley Down.



- High above the town with views
- Sought after conservation area
- Close to Pewley Down
- Three bedrooms, two receptions
- Brand new bathroom and loft room
- Planning permission for side return extension
- Basement unconverted
- Character features
- Side access and easterly garden
- EPC - D





RE-AVAILABLE from 15/11/2021 - A short walk to Guildford's Upper High Street within the town centre conservation area this Victorian freehold house is ideally located. The road is perfect for catchment for in demand infant and junior schools and the Downs are a short walk away for recreation. The bars, restaurants and shops in Guildford are walkable. Google estimates the mainline station to be a 16 minute walk and London Road 9 minutes.



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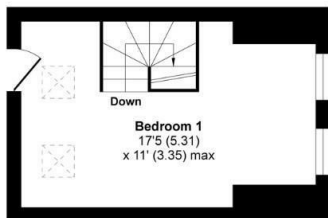
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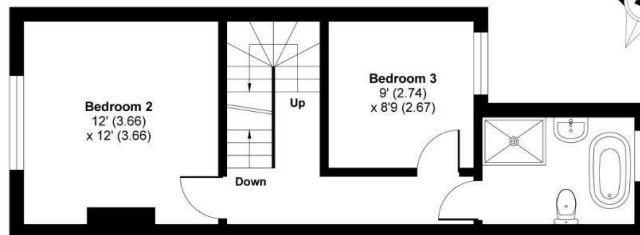
Cheselden Road, Guildford, GU1

Approximate Area = 1195 sq ft / 111 sq m

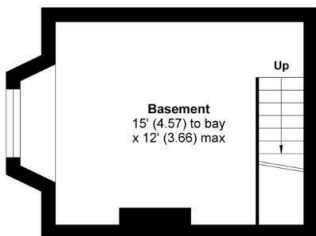
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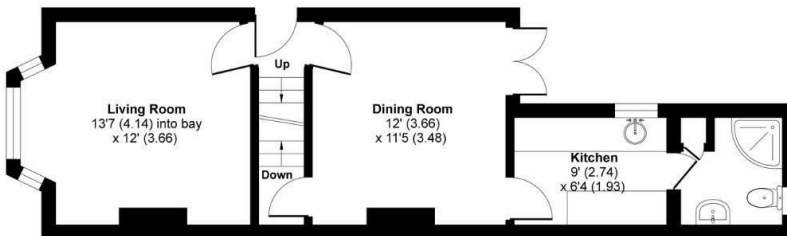
SECOND FLOOR



FIRST FLOOR



LOWER
GROUND FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Mark Collins (Guildford) Limited. REF: 706957



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