



46 Haydon Place, Guildford GU1 4NE



COLLINS
Independent Estate Agent





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Asking price £749,950
Freehold

One of the most central and convenient locations you could wish for in Guildford town centre. The property dates from Victorian times and comprises of an end of terrace home in the town centre conservation area. In 2018 significant extension work to the rear and the conversion of the roof space to habitable rooms was completed, as well as the basement conversion and general refurbishment of the whole property. The spacious and light accommodation is arranged now over four floors and is in excess of 1700 square feet, transforming into a generous family sized home. The extended and full width of the house kitchen is the centre piece with bi-folding doors to the landscaped garden and a separate utility. The large master bedroom is west facing with double sash windows and built in wardrobes. There are two ensuite shower rooms, a family bathroom and also a cloakroom over the four floors. The main reception is bay fronted with shutters to the sash double glazed windows which can be found throughout the house. The spacious and versatile arrangement of rooms lends itself well to various interpretations but also worth noting is the now expired planning permission granted in 2019 from C3 (dwelling house) to D1 (Non-residential institutions) including associated residential use. Outside the town enclosed garden is east facing and partly walled with a raised terrace flanked by sleeper retained beds.

- No on going chain
- Zone D parking permit
- EPC - C
- Council tax band - D
- Guildford County School catchment







There is no need for a car at this central Guildford location. Waitrose is your corner shop and the mainline station just a short stroll under 10 minutes. North Street is at the end of the road and a street further is the cobbled High Street. Haydon Place is within the town centre conservation area and is within minutes of Guildford's restaurants. Schooling for younger children can be found at the Sandfield School and for Secondary, the extremely popular Guildford County School.



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Approximate Area = 1741 sq ft / 161.7 sq m

Limited Use Area(s) = 76 sq ft / 7.0 sq m

Total = 1817 sq ft / 168.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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