



58 Haydon Place, Guildford GU1 4NE

 **COLLINS**
Independent Estate Agent



58 Haydon Place Guildford GU1 4NE

Asking price £750,000
Freehold

"Poets Cottage" is a large Victorian house featuring a large town garden and parking space. The accommodation is over four floors and is currently set up as an HMO and fully let opposite Waitrose in Guildford. My clients are in the process of returning the property back to a family dwelling and are in consultations with Guildford borough council. The potential of this large home is vast with rear extension potential and alteration internally. The basement and loft space have already been converted creating a large rooms suitable for bedroom use.

To summarise vast potential, very convenient location for town and a chance of creating something quite special in the heart of the town.

- Large Victorian semi detached property
- Seven bedrooms (6 doubles)
- Gas central heating
- Off road parking
- Large town garden
- NO CHAIN
- EPC - E
- Council tax band - D
- Approx - 1750 Square feet





A seven bedroom large Victorian home in the heart of Guildford town requiring updating.

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 Guildfords 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 = 1646 sq ft / 152.9 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 1746 sq ft / 162.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024.
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