



5 Falcon Road, Guildford GU1 4JG

 **COLLINS**
Independent Estate Agent





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Informal tender £575,000
Freehold

A bay fronted Victorian halls adjoining semi detached house in the heart of Guildford, featuring a west facing garden and huge potential. Being over 1300 sq ft this well balanced home features large rooms, notably in the living space and main bedroom. There is considerable opportunity to enlarge and remodel the kitchen with an extension subject to approval, which would transform this character home. Features include fireplaces, original wooden floors, and a more recent herringbone oak floor to much of the ground floor that flows between the reception rooms. Both the kitchen and bathroom require attention but the price does reflect this. There is a spacious basement with good head height which has been converted in the past and includes a large light well with a double glazed lantern roof. Other improvements include a recently installed boiler for the gas central heating and domestic hot water. Outside, the private garden is west facing with mature shrubs, paved and decked areas. A gate gives access at the rear to a passageway serving this and neighbouring properties.



- For sale by informal tender - subject to contract
- Bids to be submitted by 30th April, 12pm.
- Informal tender document available upon request
- Over 1300 Sq Ft over three floors
- EPC - E
- Council tax band - D





Over 1300 Sq Ft and found in a sought after town centre location this large two bedroom house is ideally situated for access to Guildford town centre by foot. Within a few minutes walk can be found Waitrose, the popular Sandfield primary school and both railway stations. The High Street and North Street are also under a 10 minute walk with many restaurants and bars being a stroll away. The property is also 0.9 of a mile to Guildford County secondary school.



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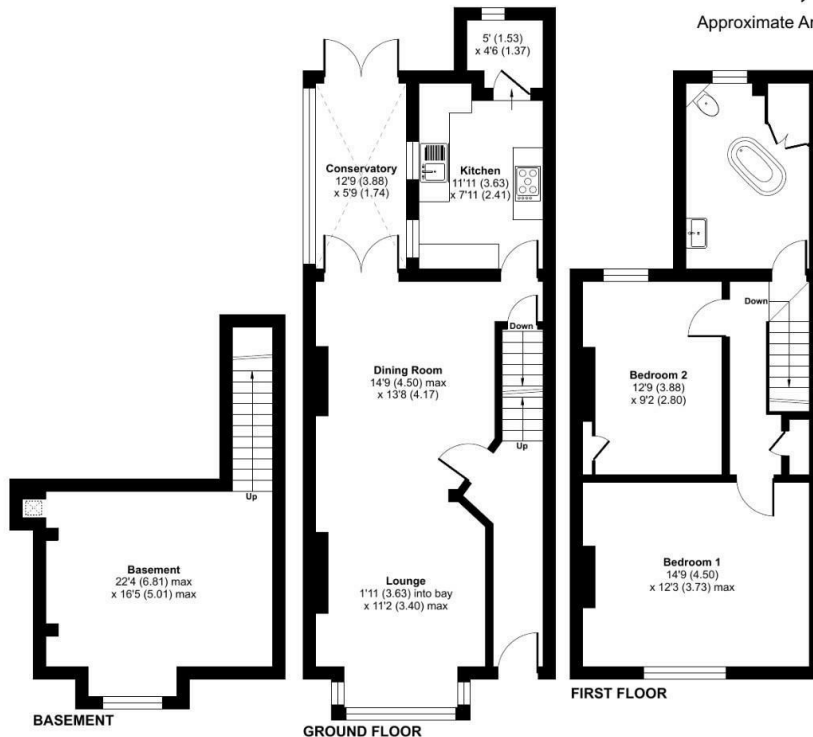
www.collinsguildford.co.uk



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Approximate Area = 1314 sq ft / 122 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1263261



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