



8, Gardner Road, Guildford GU1 4PG





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£685,000

Freehold

An attractive bay fronted Victorian semi detached house with a surprising amount of space over four floors. Both the basement and roof space have been professionally converted as well as a rear full width kitchen extension. Every possible area of space has been incorporated in to this very well presented home. Features include, rewiring and plumbing, a combination boiler and Juliette style balcony doors to the loft bedroom with an ensuite shower room. In addition a very luxurious en suite bathroom also serves the main bedroom on the first floor and a cloakroom with WC is cleverly tucked away in the hall on the ground floor. The kitchen extension is now the hub of this home and an impressive size with quartz counter tops, bifold doors and a large light skylight window. This area also has space for a sitting area/tv and dining space over looking the private and low maintenance garden. The garden enjoys side access with a stone patio, artificial lawn with a summer house and log store beyond. To summarise a brilliant example of a fully modernised/refurbished and extended Victorian Guildford home.



- Four floors of accommodation
- Bathroom, Shower room, Cloakroom
- Four bedrooms
- Two receptions
- Kitchen extension
- Double glazed and gas central heating
- Landscaped garden with summer house
- Rewired and plumbed
- Council tax band - D
- EPC - C





The property is situated in a popular no through road opposite Guildford Cricket ground. Both of the stations are within an easy walk of under 0.7 of a mile by foot. Close by is Stoke Park with its popular Park runs, the cobbled High Street and a very handy Guildford Local convenience store which sells most items is a few hundred yards away on Woodbridge Road. According to google, Guildford County secondary school is 0.9 miles by foot.



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Approximate Area = 1289 sq ft / 119.7 sq m

Limited Use Area(s) = 19 sq ft / 1.8 sq m

Outbuilding = 49 sq ft / 4.6 sq m

Total = 1357 sq ft / 126 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). © nchecon 2022. Produced for Mark Collins (Guildford) Limited. REF: 856272



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