



36 Josephs Road, Guildford GU1 1DW



COLLINS
Independent Estate Agent





36 Josephs Road Guildford GU1 1DW

Asking price £650,000
Freehold

This bay fronted Victorian semi detached house can be found in a popular no through road within a stroll to Guildford town centre and closer by, Stoke Park. The property features driveway parking for 2 cars and a really good sized garden that is well maintained, featuring a large outbuilding for work, hobbies and storage. The property itself is very well presented with a rear addition creating a spacious kitchen/dining living space with bi-folding doors to the deck and garden and a recently installed light well ceiling window. In addition there are two reception rooms with oak wooden flooring that flows to the hall and downstairs cloakroom. Both bedrooms on the first floor a sizable doubles with fitted wardrobes, one enjoying an ensuite as well as a family bathroom that are both refurbished and tiled to the walls and floors. The landing is unusually large and light with access to a boarded and insulated loft space with a new fire wall. Features include a log burner to the sitting room with a simple oak mantle, custom shelves and cupboards and an additional original fireplace to dining room. The property is totally double glazed and heated by gas central heating by recently replaced boiler in 2021.



- EPC - D
- Council Tax band - D
- Off road parking for 2 cars
- Two bedrooms, two reception rooms
- Large kitchen extension with snug
- Bathroom, ensuite and cloakroom
- Garden office/studio





This Victorian house has it all, featuring a large kitchen extension, driveway parking for two and a large garden studio. Josephs Rd is a quiet no through road with a mixture of different aged homes just 0.9 mile from North St and the mainline station being 1 mile away. Stoke Park, The leisure centre and recreation ground are all close by. Access to the A3 northbound is also a few minutes away in the car. The River Wey and towpath is just across the road giving access to some beautiful walks. A lovely place to live in Guildford, just outside of the town centre.



COLLINS

Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



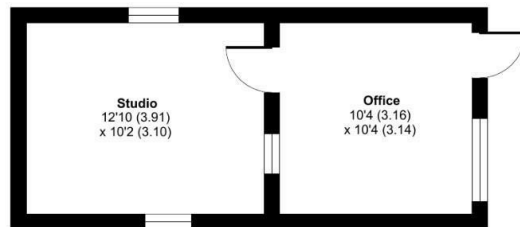
Josephs Road, Guildford, GU1

Approximate Area = 1093 sq ft / 101.5 sq m

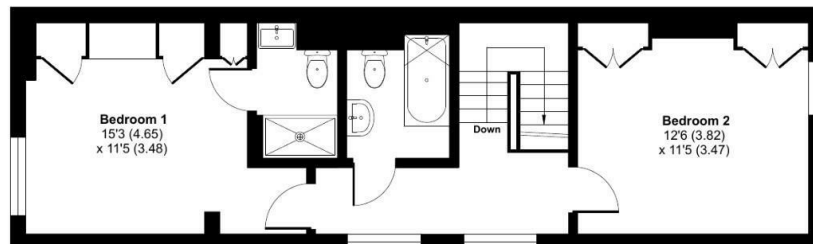
Outbuilding = 247 sq ft / 22.9 sq m

Total = 1340 sq ft / 124.4 sq m

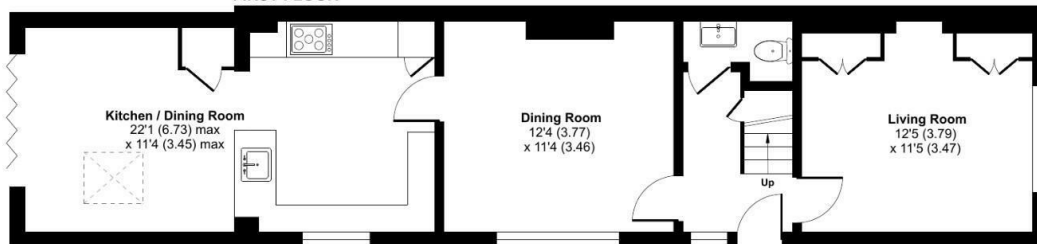
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



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: 1287538



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.