



58 Haydon Place, Guildford GU1 4NE



**COLLINS**  
Independent Estate Agent





## 58 Haydon Place Guildford GU1 4NE

Asking price £735,000

Freehold

"Poets Cottage" is a large Victorian house of over 1700 Sq Ft featuring a large town garden and a small car parking space. The accommodation is over four floors and is opposite Waitrose in Guildford in a surprisingly traffic free location at times. My clients have returned the property back to a family dwelling from an investment property allowing the next owner to return the home back to family life. 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 large rooms suitable for bedroom use with consents. The garden backs east and is fully enclosed with a lawn, terrace and is waiting to be nurtured. To summarise vast potential, very convenient location for town life and a chance of creating something quite special in the heart of Guildford.



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





A six bedroom large Victorian home in the heart of Guildford town with enormous potential. 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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Parallel House, 32 London Road  
Guildford, Surrey GU1 2AB

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

[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)



# Haydon Place, Guildford, GU1

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



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mark Collins (Guildford) Limited. REF: 1188658



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