



14 Cheselden Road, Guildford GU1 3SB



COLLINS
Independent Estate Agent





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£695,000

Freehold

A totally refurbished Victorian house, set high above the Upper High Street and bordering Charlotteville in the town centre conservation area. This beautifully presented and much loved home features a stunning kitchen with bi-folding doors to a landscaped garden. The basement and the loft have been converted maximising the floor space and offering a versatile arrangement.



- Town centre conservation area
- Victorian with a stylish interior
- Landscaped garden
- Converted basement & loft space
- Three bedrooms
- Refitted ensuite bathroom
- Ground floor cloakroom with WC
- Stunning kitchen
- Sought after road
- EPC - E





Just a short walk to Guildford's High Street within the town centre conservation area this totally refurbished Victorian is ideally located. The road is perfect for catchment for in demand infant and junior schools and the Downs are a short walk away for recreation. The bars, restaurants and shops in Guildford are walkable. Google estimates the mainline station to be a 16 minute walk and London Road 9 minutes.



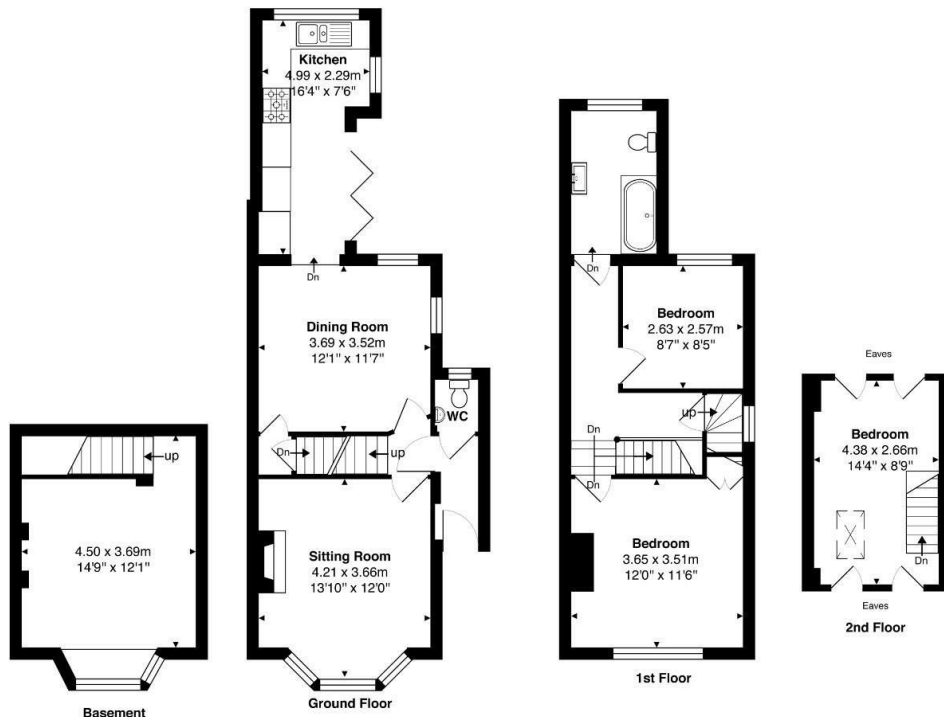
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Approximate Gross Internal Area = 97.9 Sq.M. (1054 Sq.Ft.)

Basement = 15 Sq.M. (161 Sq.Ft.)

Total Approx. Gross Internal Area 112.9 m² ... 1215 ft²

All measurements are approximate and for display purposes only. Not to scale.



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.