



50 Collingwood Crescent, Boxgrove, Guildford, Surrey, GU1 2NU



50 Collingwood Crescent

BOXGROVE, GUILDFORD, SURREY, GU1 2NU

A rare opportunity to acquire a substantial detached family home, positioned within a quiet and established residential cul-de-sac in the highly regarded area of Boxgrove, offered to the market with no onward chain and for the first time in almost 60 years.

Constructed in the 1960s, the property offers well-balanced and versatile accommodation extending to over 2,100 sq ft, providing an excellent foundation for modernisation and extension (subject to the usual consents). The ground floor comprises a generous dual-aspect living room, a separate dining room, kitchen, and a further family room overlooking the rear garden, alongside a downstairs cloakroom and useful storage. The layout offers clear potential to create open-plan living in line with modern family requirements.

To the first floor, there are five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, making the property ideally suited to growing families. The bedrooms benefit from pleasant outlooks over the surrounding residential area and gardens.

Externally, the property enjoys a mature and well-maintained rear garden, offering a high degree of privacy with established planting, lawn and patio areas ideal for outdoor entertaining. To the front, there is a driveway providing off-street parking leading to separate single and tandem garages.

The property represents an exciting opportunity to acquire a long-held family home in a popular residential location, with significant scope to enhance.

- **Five bedroom detached family home**
- **Coming to the market for the first time in almost 60 years**
- **Principal bedroom with en-suite shower room**
- **2 garages and driveway parking**
- **Offered with no onward chain**
- **Generous and versatile accommodation exceeding 2,100 sq ft**
- **Excellent potential to modernise and extend (STPP)**
- **EPC Rating: C**

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band G

Services: The property has all mains services connected









SITUATION

Collingwood Crescent is situated within the highly sought-after Boxgrove area of Guildford, a well-established residential location favoured by families due to its excellent schooling and convenient access to local amenities.

Boxgrove itself provides a range of day-to-day facilities including local shops, a post office and nearby green spaces, with the property falling within the catchment of well-regarded schools including Boxgrove Primary School and George Abbot School.

Guildford town centre, approximately 1.5 miles away, offers an extensive and diverse range of amenities including a wide selection of shops, from high street brands to independent boutiques, together with a variety of restaurants, cafés, bars and leisure facilities. The town also benefits from theatres, cinemas and a vibrant cultural scene, as well as beautiful riverside walks along the Wey and access to the surrounding Surrey Hills Area of Outstanding Natural Beauty.

Guildford mainline station provides fast and frequent services to London Waterloo, making the area ideal for commuters, whilst the nearby A3 offers excellent road connections to London, the M25 and the south coast.



DIRECTIONS

From Boxgrove Road, turn into Duncan Drive. Turn left at the end of the road onto Collingwood Crescent. Continue along the road, following it around where the property will be found within the cul-de-sac on the right-hand side.

Offered to the market for the first time in almost 60 years – a five-bedroom detached home with no onward chain and superb potential.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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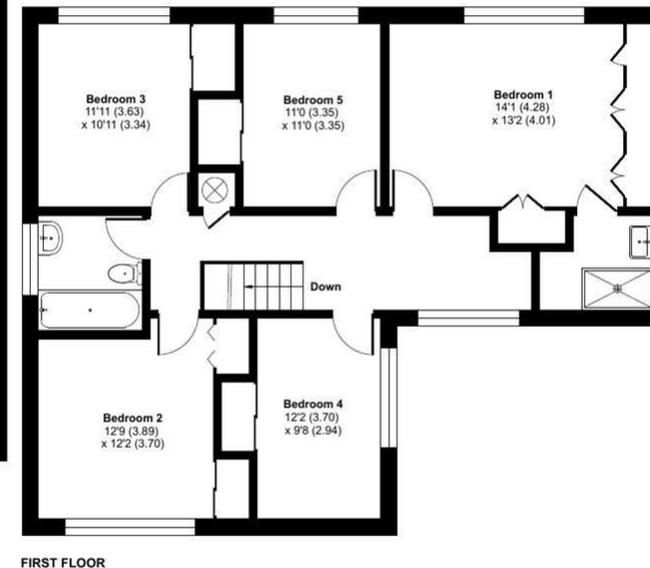
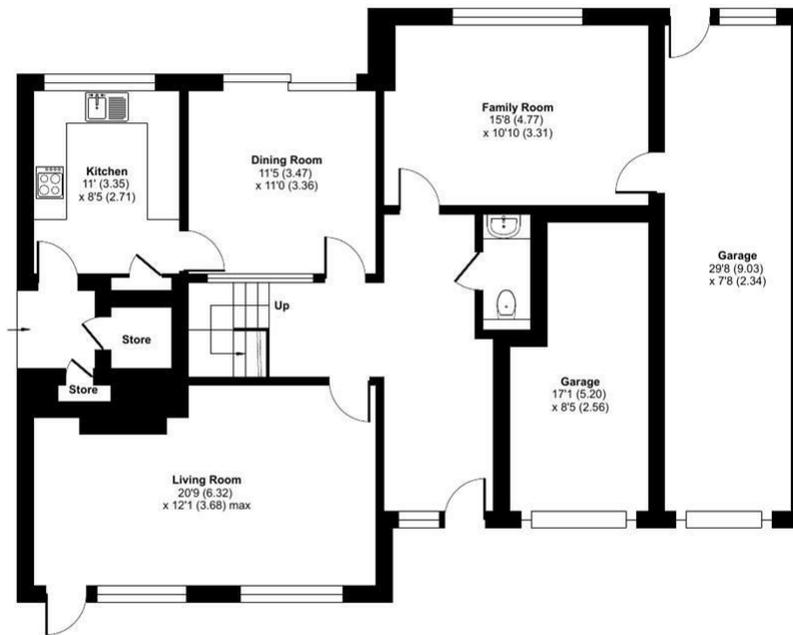
Approximate Area = 1762 sq ft / 163.6 sq m

Garage = 353 sq ft / 32.7 sq m

Outbuildings = 17 sq ft / 1.5 sq m

Total = 2132 sq ft / 197.8 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). © nichecom 2026. Produced for Clarke Gammon. REF: 1422397

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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