



75 High View Road, Guildford, Surrey, GU2 7RU

# 75 High View Road

GUILDFORD, SURREY, GU2 7RU

Set on High View Road, this detached three-bedroom house offers driveway parking for two cars and well-arranged accommodation throughout.

The front door opens into a wide hallway giving access to the living room, kitchen and family room, with understairs storage and a downstairs cloakroom. The kitchen sits at the front of the house and is fitted with beech-effect units, laminate work surfaces, an integrated electric oven, a five-ring gas hob with cooker hood above, a stainless-steel sink with drainer, space for a freestanding dishwasher and washing machine, and provision for an American-style fridge-freezer. A large picture window overlooks the front, and there is a side door providing external access. The original garage has been converted to form an additional reception room, currently arranged as a media or family room, and could also be used as a home office or snug.

To the rear, the main living room offers combined sitting and dining space with a large picture window facing the garden. A door leads into the conservatory, which provides further living space and direct access to the rear garden. There is scope for a rear extension, subject to the usual planning consents.

On the first floor, there are three well-sized double bedrooms served by a bathroom fitted with a basin and bath with shower over, along with a separate WC across the landing.

Outside, the conservatory opens onto a patio with steps down to the main garden, which is predominantly laid to lawn and enclosed by established boundaries. A garden shed is located at the far end of the plot.

- Detached three bedroom house with parking for two cars
- Front aspect kitchen with integrated oven and five ring hob
- Three double bedrooms; bathroom with separate WC
- Potential to extend at the rear (STPP)
- Two reception rooms plus conservatory
- Converted garage providing flexible additional room
- Rear garden with patio, lawn and shed
- EPC: D

## CG GUILDFORD

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**Local Authority:** Guildford Borough Council / Tax Band E

**Services:** All mains services are connected









## SITUATION

High View Road is positioned on the western side of Guildford, offering convenient access to the town centre, Guildford mainline station and the A3 for routes towards London and the south coast. Guildford town centre provides a wide range of facilities, including the historic High Street, The Friary shopping centre, cafés and restaurants, theatres, the G Live concert hall, cinemas and large leisure venues such as the Spectrum complex and Surrey Sports Park. The area is well regarded for schooling, with Guildford County School and Queen Eleanor's C of E Junior School both located nearby. Guildford mainline station offers direct rail services into London Waterloo, providing convenient commuter links. The wider Onslow area benefits from established residential surroundings and good access to green spaces, while remaining well connected to the amenities and services in and around the town.



## DIRECTIONS

From Guildford town centre, head west on Farnham Road (A31). Continue for approximately one mile, then turn right into High View Road. Follow the road, and the property will be found on the right hand side.

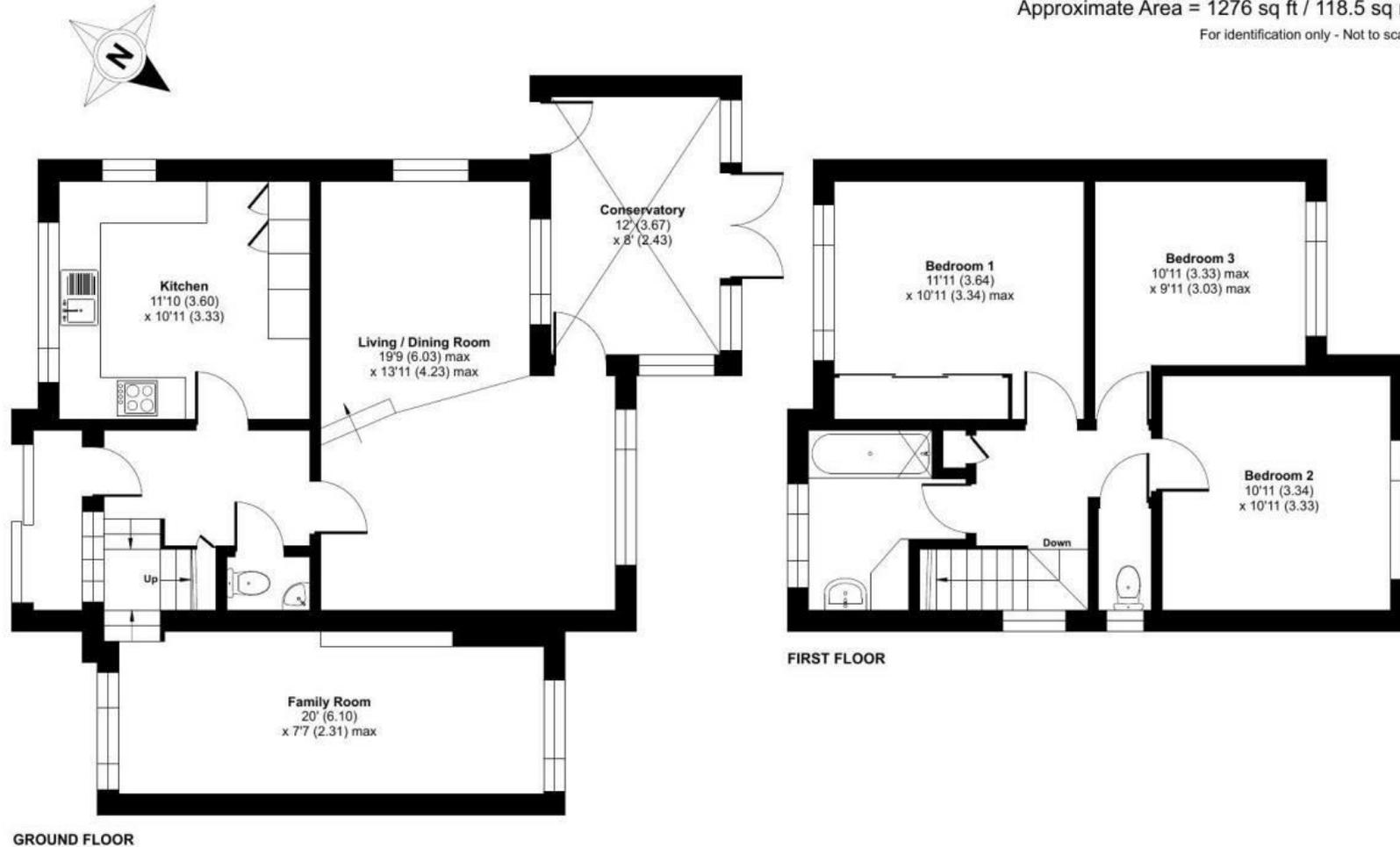
**A practical three bedroom detached house with flexible living space and parking.**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Approximate Area = 1276 sq ft / 118.5 sq m

For identification only - Not to scale



## 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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