



## Guildford

Price £450,000 (Freehold)

Riverside Victorian cottage. Featuring an impressive juxtaposition between the incredibly close proximity of Guildford train station just opposite, and the tranquillity of the River Wey gliding by to the rear, this two double bedroom extended cottage offers the best of a number of worlds. Planning permission has also been granted to add third bedroom and 1st floor bathroom. EPC Rating: E



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Being double fronted, the accommodation on both first and second floors is arranged either side of a central entrance hall and landing. To the left hand side is the sitting room, so detached from the neighbouring property, with a Victorian fireplace with gas fire. The house has been single-storey extended right across the rear so the sitting room now leads through into an additional reception area which would work very nicely as a study area. To the right hand side, the dining room features a lovely full height, exposed brick open fireplace and leads through into the kitchen. Very smartly appointed featuring quartz stone work surfaces and integrated appliances. A good size bathroom, tiled in natural Travertine stone includes a thermostatic shower and automatic lighting.

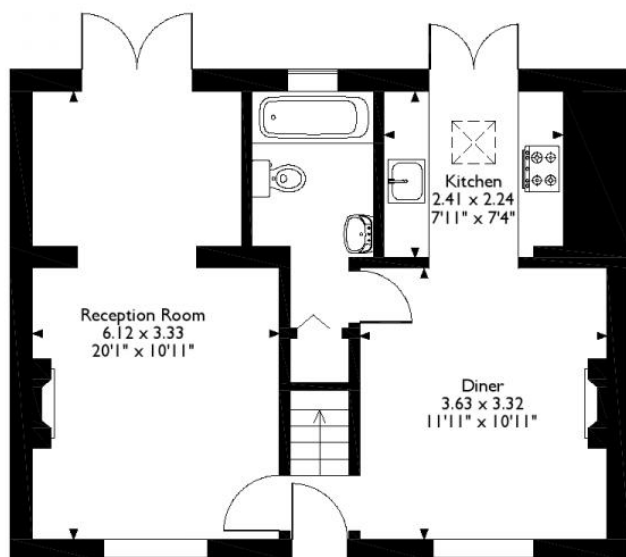
Upstairs there are two good double sized bedrooms, both of which are twin aspect with rear views looking up and down the River Wey. There is also scope to add an extension to the first floor at the rear. We understand that some structural work has been carried out and

planning has been approved to assist this process. Upon request we can provide the proposed plans to add a third bedroom and upstairs bathroom.

- No onward chain
- Planning permission for rear extension
- Central location
- 2 minutes walk to railway station

# Floorplan

Approximate Gross Internal Area  
75 Sq M/804 Sq Ft



**Ground Floor**

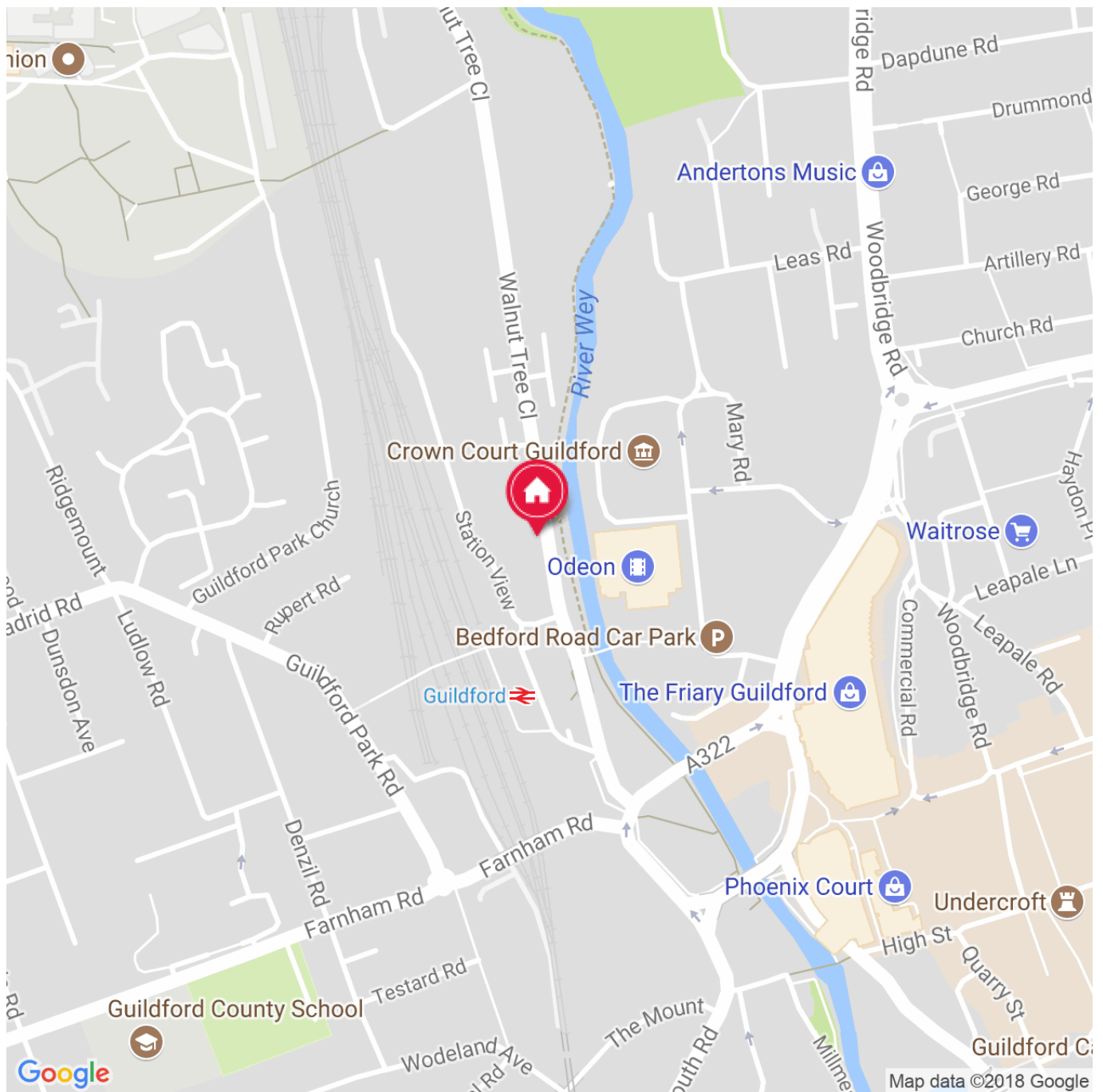


**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

Brilliantly located particularly if the Guildford to Waterloo commute is at the heart of your move being practically opposite the train station. Similarly, it is within a few minutes stroll of Guildford's fabulous town centre with its beautiful and historic High Street, huge array of bars, cafes, restaurants and shops. All in all this is an attractive period house in the heart of central Guildford.



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