



Waterden Road, Guildford, GU1

Offers Over £600,000

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- Period Victorian Conversion
- Two Bedrooms, Two Bathrooms
- Substantial Living Space over 1,200 sq. foot
- High ceilings
- No Service Charge
- Beautifully Presented Split-level Maisonette with Private Entrance
- Elegantly Refurbished to Combine Period Charm with Modern Living
- Wood Burner
- Off-Street Parking
- Moments from Guildford High Street and London Road Station



This immaculately presented, split-level Victorian conversion flat offers spacious accommodation of approximately 1,279 sq ft and blends timeless character with stylish modern living. Beautifully updated in recent years, the property showcases a wealth of period features including high ceilings, picture rails, large sash windows, an original feature cast iron fireplace, and a charming wood-burner in the living room.

The flat comprises two generously sized double bedrooms, two modern bathrooms, a large living room, and a well-appointed kitchen, all finished to a high standard throughout. Additional highlights include its own private entrance and off-street parking at the front of the building.

Perfectly positioned in the heart of Guildford, just moments from the bustling High Street brimming with restaurants, cafés, and shops. London Road Station is just around the corner, with Guildford Station and the green open spaces of Stoke Park also





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Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft

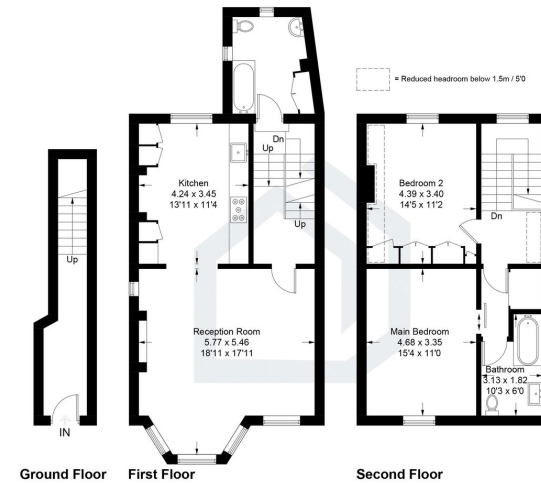


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226029)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	