



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Waterden Road, Guildford, GU1

Guide Price £650,000

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- Period Victorian Conversion
- Private Entrance
- Impressive 2 bedroom Maisonette
- Substantial Living Space
- Wood Burner
- Two Bathrooms
- Immaculate Condition
- Off-Street Parking
- No Service Charge
- Moments from Guildford High Street and London Rd 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 within easy reach.



