



INDEPENDENT PROPERTY AGENTS

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## Waterden Road, Guildford, GU1

## Guide Price £650,000

**2 2 2 1** 

Period Victorian Conversion
 Private Entrance

Impressive 2 bedroom
 Substantial Living Space
 Maisonette

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.



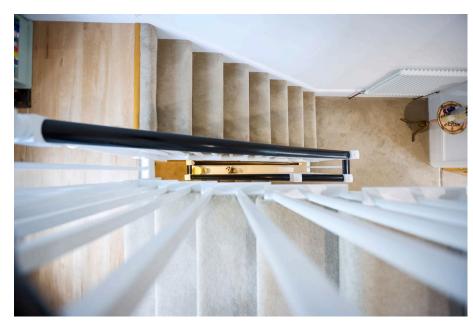
















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