



3 Jenner Road
GUILDFORD, SURREY GU1 3AQ



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CHARACTER FEATURES
OFF STREET PARKING FOR FIVE
CARS
WALLED GARDEN
SITUATED IN THE TOWN
CENTRE

PERMISSION TO CONVERT TO
A RESIDENTIAL DWELLING
SOME 3500SQFT
EPC G



A charming detached character property with the potential to create a stunning family home.

THE PROPERTY

A two storey property with a cellar and off street parking for five cars together with an attractive walled garden situated in the heart of Guildfords town centre. It has been used as a Solicitors office for several years and is in good order throughout, offering the benefit of planning permission to convert to a single residential dwelling in accordance with the planning consent achieved under 15/W/00004. In total it extends to approximately 0.192 acres (0.078 ha). The property benefits from a wealth of character features including original sash windows, high ceilings, staircase, original tiled floors and would convert extremely easily to a single family house.



GARDEN AND GROUNDS

The gardens and grounds benefit from an area of hard standing suitable for the parking of 5/6 cars. To the rear there is an area laid to lawn with well stocked flower borders being secluded and contained by old brick walling. In total, approximately 0.192 acres (0.078 ha).

SITUATION

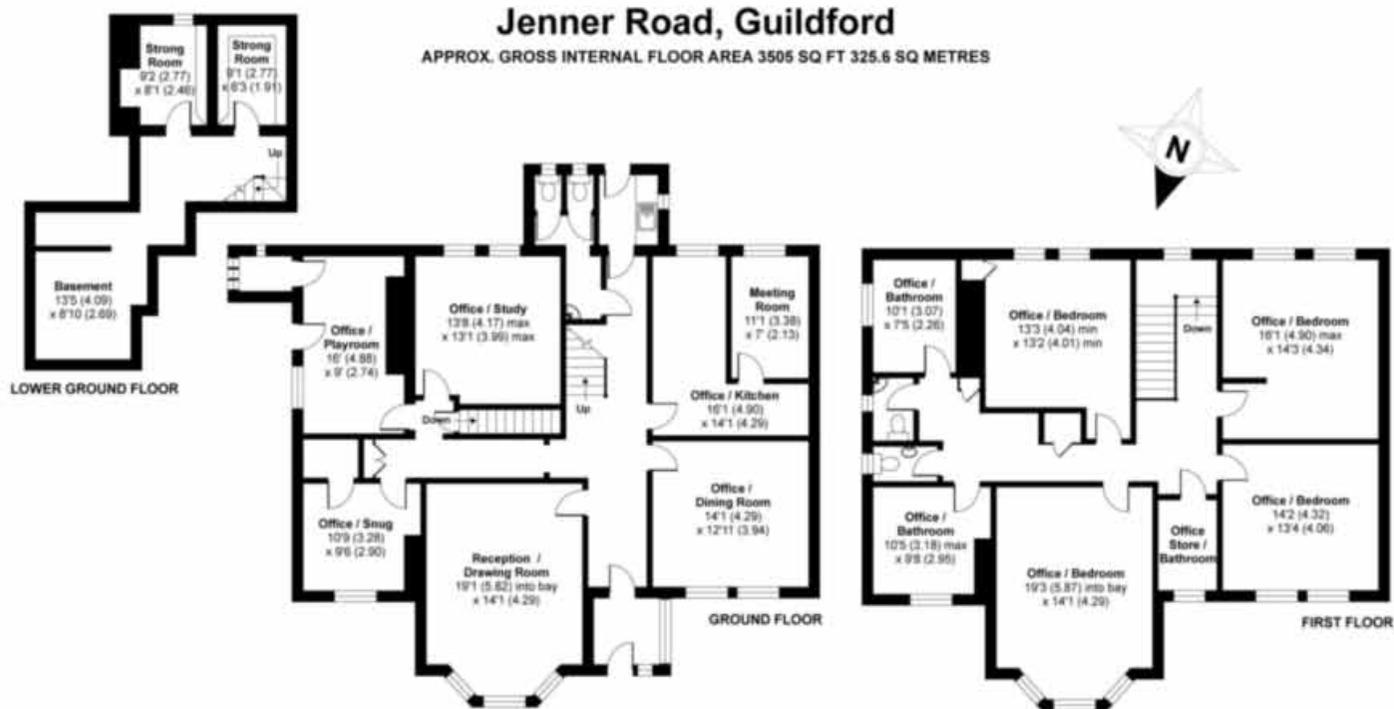
The property is situated in the Conservation Area and enjoys a central location close to all of Guildford's shopping, recreational and leisure facilities and all main schools, as well as being within an easy walk of both London Road Station and Guildford main line station, with a fast and frequent service giving access to Waterloo being within some 35 minutes. There is easy access to the A3 and M25 with Heathrow and Gatwick International airports, both being within a 45 minute drive.

GUILDFORD HIGH STREET 0.3 MILES

GUILDFORD TRAIN STATION 0.8 MILES
LONDON WATERLOO 37 MINUTES BY TRAIN

LONDON ROAD TRAIN STATION 0.4 MILES
LONDON WATERLOO 53 MINUTES BY TRAIN

CENTRAL LONDON 31.7 MILES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY
 Guildford Borough Council
 COUNCIL TAX
 Rateable Value £30,250
 SERVICES
 All mains services



GUILDFORD OFFICE

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DIRECTIONS

The property is situated just off the Epsom Road, a quarter of the way up Jenner Road on the left hand side.

VIEWINGS BY APPOINTMENT ONLY

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 AGENT CHARTERED SURVEYOR VALUER LETTING AUCTIONEERS

GUILDFORD OFFICE
 T: 01483 880 900

SHERE OFFICE
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HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
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AUCTION ROOMS
 T: 01483 2231 01

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 WELLERS