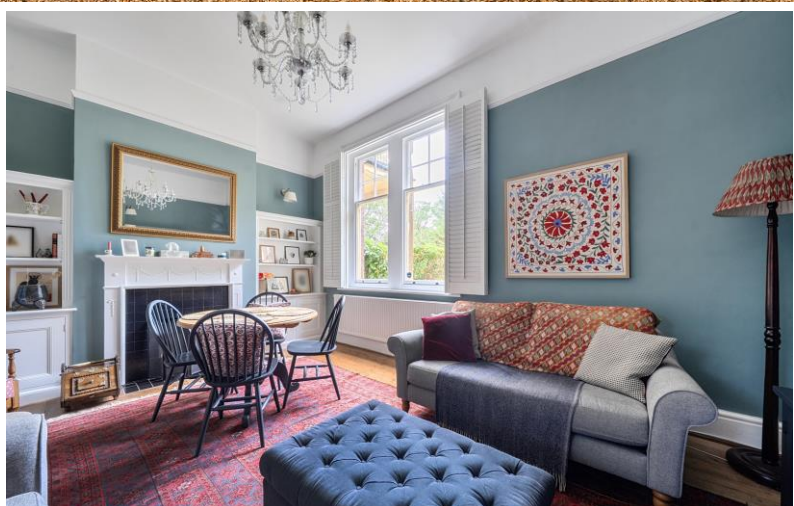


CURCHODS



Flat 3, Westmead, 9 Boxgrove Road

Guildford, Surrey, GU1 2LX

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £550,000

Share of Freehold



Beautifully presented, this charming duplex conversion combines elegant period character with contemporary styling. Accessed via its own private front door, the property retains original features alongside modern finishes. The welcoming sitting/dining room features impressive high ceilings, a working fireplace and built-in alcove cupboards, while the light-filled Shaker-style kitchen offers excellent storage and worktop space. Upstairs are two well-proportioned bedrooms, including a principal bedroom with characterful fireplace and fitted wardrobes, plus a modern family bathroom and separate WC. A further WC is downstairs. Residents enjoy attractive communal landscaped gardens and generous off-street parking. Situated in sought-after Merrow, the property is close to highly regarded schools, amenities and transport links, with Guildford town centre within easy reach.



EPC E | Council Tax Band E

Charges (if applicable):

Service charge of £1800 pa, owner managed.
No ground rent.

Key Features

- Elegant two-bedroom duplex apartment with private entrance
- Share of Freehold
- Attractive period conversion with character features
- Impressive high ceilings, fireplaces and built-in storage
- Well-maintained communal landscaped gardens
- Generous driveway with off-street parking
- Sought-after Merrow location
- Close to Guildford town centre, amenities and transport links

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from mobile phone signal and broadband. Lease commenced 25.12.1977, 101 years remaining

Location

Merrow offers a local shopping parade, a gastro pub and an Indian restaurant. Guildford town centre, within two miles, is the historic and vibrant County Town of Surrey, renowned for its excellent shopping and dining experience. Close to some of the most stunning scenery in the South East of England and part of the Surrey Hills. Guildford has excellent transport links. The mainline railway station provides a commuter service to London Waterloo in approx 38 minutes. There are a number of very highly regarded state schools in the town; Primary schools include Holy Trinity, Burpham, St Thomas of Canterbury (Catholic) and Secondary schools include George Abbot, Guildford County School and St Peters. First-class Independent schools include The Royal Grammar School, Guildford High, Lanesborough, Tormead and Rydes Hill Prep.



Approximate Area = 997 sq ft / 92.6 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1525584

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Reference: CGD260268