

38 Dapdune Road, Guildford, Surrey, GU1 4NZ

CLARKE C·G GAMMON 1919

38 Dapdune Road

GUILDFORD, SURREY, GU1 4NZ

38 Dapdune Road is a two-bedroom period home requiring modernisation, offering an excellent opportunity to refurbish and improve a character property in a popular and well-established residential area of Guildford, within easy walking distance of the town centre and mainline station.

The accommodation is arranged over two floors, with a separate reception room and dining room on the ground floor, both retaining fireplaces. To the rear is a kitchen and bathroom, while the first floor comprises two good-sized double bedrooms and an adjoining study, providing useful additional space for home working, or potential conversion to an en-suite.

Although requiring updating throughout, the property offers considerable potential for an incoming purchaser to create a home to their own specification. The existing layout provides scope for reconfiguration and improvement, with the possibility of converting the cellar and attic, subject to the necessary consents.

Outside, the rear garden is enclosed by a combination of brick walls and timber fencing and is currently arranged with planting beds, paved pathways and an established fruit tree. It offers an opportunity for keen gardeners, or those wishing to create a more conventional landscaped garden.

Dapdune Road is conveniently situated for Guildford town centre and the mainline railway station, both readily accessible on foot. The nearby River Wey and Dapdune Wharf offer attractive waterside walks, while the town's extensive shopping, dining and leisure facilities are all within easy reach.

- **Two-bedroom period home**
- **Separate reception and dining rooms**
- **Scope for improvement and reconfiguration**
- **Walking distance of Guildford town centre and station**
- **Requires modernisation throughout**
- **Two double bedrooms and adjoining study**
- **Enclosed rear garden with established fruit trees**
- **EPC: D**

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Local Authority: Guildford Borough Council / Tax Band D
Services: All mains services are connected to this property



























SITUATION

Dapdune Road occupies an convenient position on the edge of Guildford town centre, combining a residential setting with excellent access to many of the amenities that make this part of the town so popular.

Guildford's mainline railway station, town centre and High Street are all readily accessible on foot, making the location particularly appealing to commuters and anyone wanting to enjoy the town without being dependent on a car.

The nearby River Wey and Dapdune Wharf provide attractive waterside walks, while Guildford town centre offers an extensive range of independent shops, restaurants, cafés and bars alongside the larger national retailers. The Yvonne Arnaud Theatre, G Live and the open spaces surrounding the River Wey are also within easy reach.

Guildford mainline station provides frequent services to London Waterloo, while road connections are equally convenient, with straightforward access to the A3 and onward connections to London, the M25 and the south coast.

The property is close enough to walk into the centre or station with ease, yet the surrounding residential roads retain their own established neighbourhood feel. It is an area that continues to attract buyers who want the convenience of central Guildford without necessarily living directly in the town centre.

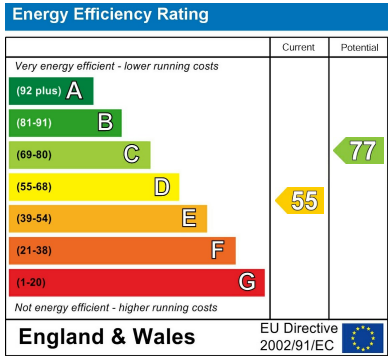




DIRECTIONS

what3words: ///prone.assets.cloth

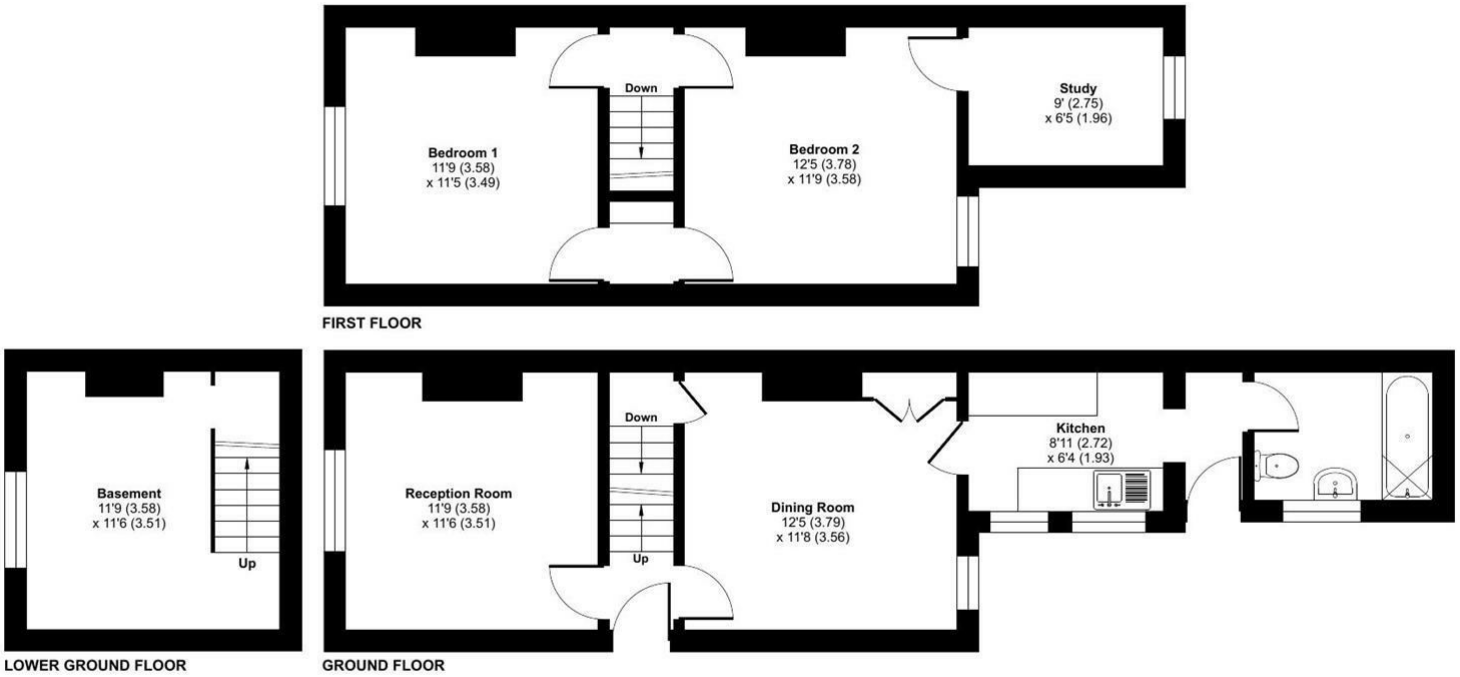
A two-bedroom period home offering excellent scope for modernisation and reconfiguration, with two reception rooms and an enclosed rear garden, conveniently situated within walking distance of Guildford town centre and mainline station.



Dapdune Road, Guildford, GU1

Approximate Area = 981 sq ft / 91.1 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 Clarke Gammon. REF: 1531070

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.