

2 Howard Gardens, Boxgrove, Guildford, Surrey, GU1 2NX

CLARKE C·G GAMMON 1919

2 Howard Gardens

BOXGROVE, GUILDFORD, SURREY, GU1 2NX

A comprehensively refurbished detached home occupying a generous corner plot, with attractive gardens and further potential for extension, subject to consent.

Occupying a generous corner plot in the established Boxgrove area of Guildford, 2 Howard Gardens is a detached three-bedroom home which has been comprehensively refurbished to an excellent standard by the current owners. The property offers well-presented and versatile accommodation, together with attractive gardens, a garage and carport, and further potential for enlargement, subject to the necessary consents.

The accommodation is arranged over two floors, with the ground floor centred around a spacious open-plan kitchen, sitting and dining room. This has been thoughtfully designed to provide a practical and sociable space for modern family living, with clearly defined areas for cooking, dining and living. The contemporary kitchen features sleek, handleless units, a range of integrated NEFF appliances and a central island incorporating a breakfast bar. Sliding glazed doors from the dining area open directly onto the rear terrace and garden, providing a connection between the indoor and outdoor spaces. Further ground floor accommodation includes a separate utility room, a modern shower room and a study. On the first floor are three double bedrooms, together with a well-appointed family bathroom.

Outside, the property's corner position provides particularly generous gardens to both the front and rear. A substantial area of lawn extends across the front and side of the house, whilst the enclosed, westerly-facing rear garden is principally laid to lawn, with a paved terrace extending across the rear of the property, providing ample space for outdoor dining and entertaining.

A driveway provides off-road parking and access to the garage. The configuration of the plot offers considerable scope for further extension and reconfiguration of the existing accommodation, subject to the necessary planning permission and other consents. In particular, there may be potential to incorporate the garage and carport into the main house, creating additional living accommodation whilst retaining generous outside space.

- **Detached three-bedroom home**
- **Generous corner plot with established gardens**
- **Separate utility room, study and ground floor shower room**
- **Potential for further extension, subject to the necessary consents**
- **Comprehensively refurbished to an excellent standard**
- **Spacious open-plan kitchen, sitting and dining room**
- **Garage and off-road parking**
- **EPC Rating: E**

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








SAMSUNG


PEACE
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SITUATION

Howard Gardens is situated within the highly sought-after Boxgrove area of Guildford, a well-established residential location particularly popular with families due to its excellent schooling, convenient access to local amenities and proximity to the town centre.

Boxgrove itself provides a good range of day-to-day facilities, including a parade of local shops, a post office and nearby recreational spaces. The area is particularly well served by schools, including Boxgrove Primary School and George Abbot School, both of which are within easy reach, together with a number of independent schools in and around Guildford.

Guildford town centre, approximately 1.5 miles away, offers an extensive and diverse range of shopping, recreational and cultural facilities. Its historic cobbled High Street is home to a mixture of well-known retailers and independent boutiques, complemented by a wide selection of restaurants, cafés, bars and traditional public houses. The town also benefits from the Yvonne Arnaud Theatre, G Live entertainment venue, cinemas, the Guildford Spectrum leisure complex and a variety of sports and fitness facilities.

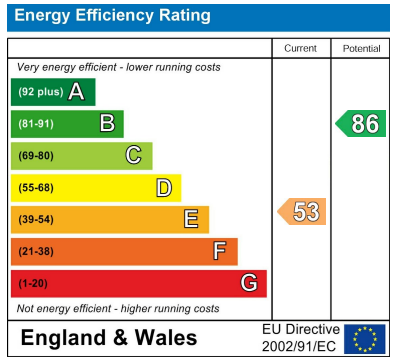
For those who enjoy the outdoors, nearby Stoke Park provides extensive open space, recreational facilities and gardens, whilst the River Wey and its towpaths offer opportunities for walking and cycling. The surrounding countryside, including the Surrey Hills National Landscape, is also readily accessible, with its network of footpaths, bridleways and picturesque villages.

Guildford mainline railway station provides regular and frequent services to London Waterloo, making the area particularly convenient for commuters. The nearby A3 offers direct road connections towards London, the M25 and the south coast, whilst providing access to the wider motorway network, Heathrow and Gatwick airports.

DIRECTIONS

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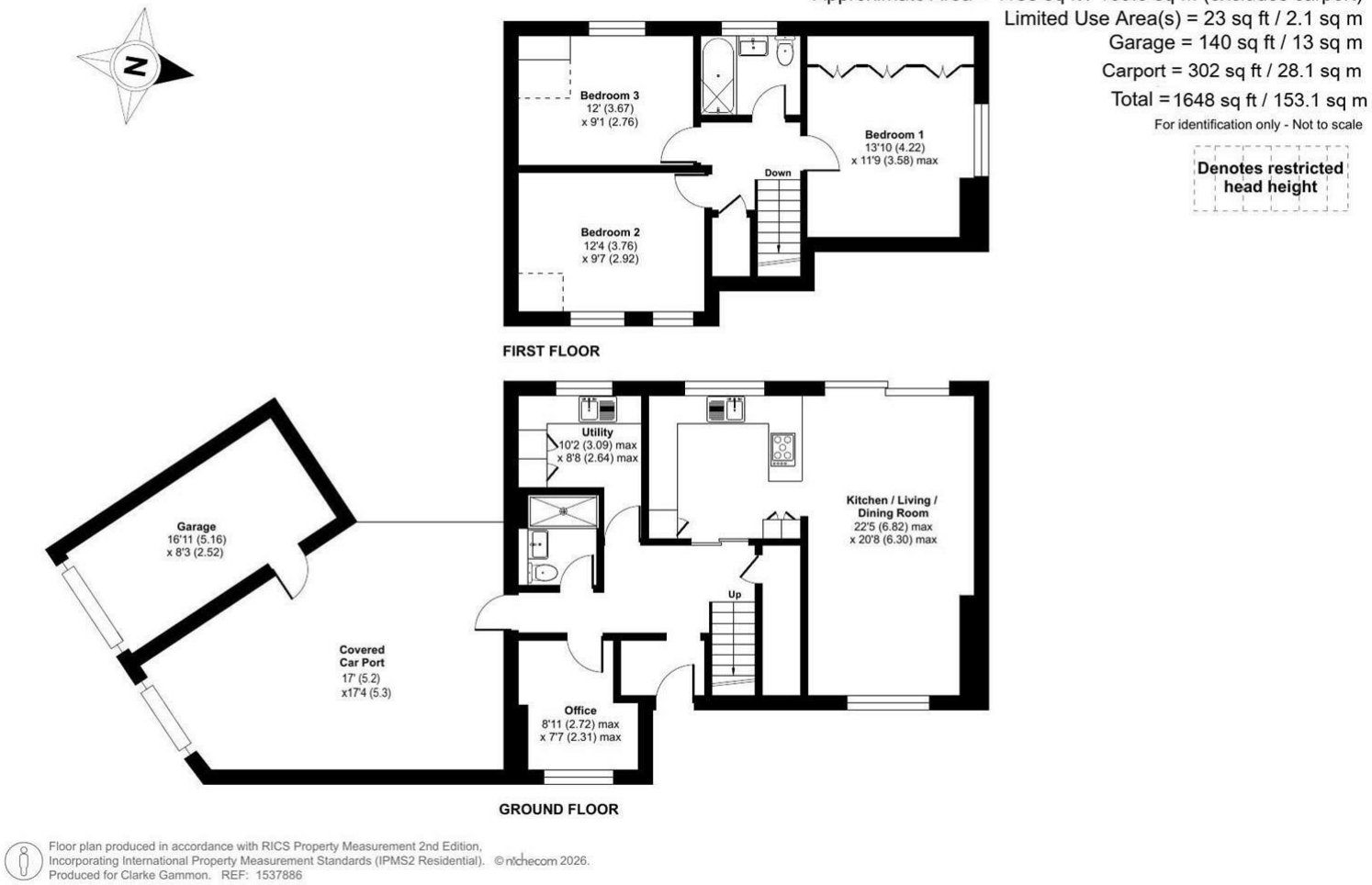
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Approximate Area = 1183 sq ft / 109.9 sq m (excludes carport)
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Garage = 140 sq ft / 13 sq m
Carport = 302 sq ft / 28.1 sq m
Total = 1648 sq ft / 153.1 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1537886

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.