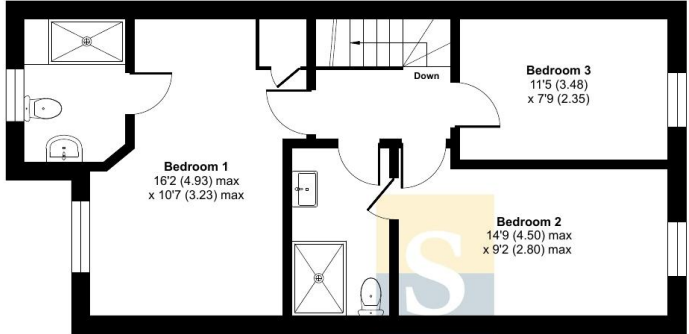
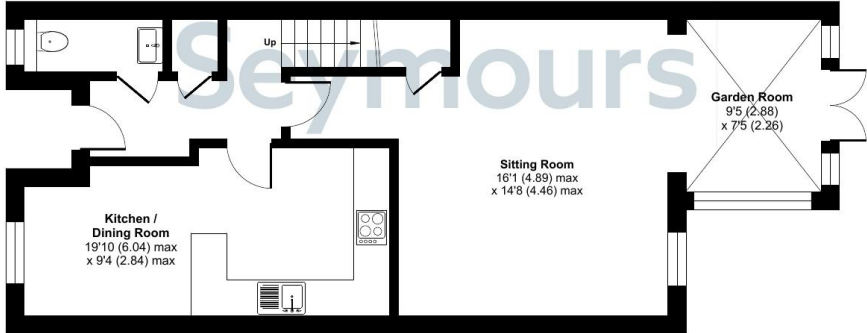


Keens Lane, Guildford, Surrey, GU3

Approximate Area = 1278 sq ft / 118.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1496380



85 Keens Lane
Guildford, Surrey, GU3 3JS

£550,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 2 baths
- EPC Rating C
- 1278 sq. ft
- Guildford 2.0 miles
- Mid-terrace
- Two allocated parking spaces
- Low-maintenance garden
- Modern
- Beautifully-presented
- Well-regarded schools nearby
- Excellent transport links
- Within easy reach of Guildford town centre

A beautifully presented three bedroom family home situated within a modern development on the western side of Guildford, offering bright and spacious accommodation throughout together with a private rear garden. Ideally positioned for excellent local schools, nearby countryside walks, Wanborough and Worplesdon railway stations, and convenient access to Guildford town centre and the A3, this attractive home is ideal for families and professionals alike.

The accommodation is entered via a welcoming entrance hall with a stylish cloakroom and useful storage. To the front of the property is a spacious kitchen/dining room fitted with a comprehensive range of contemporary units, generous work surfaces, integrated cooking appliances and ample space for a family dining table, creating an ideal everyday living space. To the rear is an impressive sitting room extending the full width of the property, providing plenty of space for both seating and entertaining. This in turn opens into a superb garden room, a versatile additional reception area enjoying views over and direct access to the rear garden, making it equally suited as a family room, home office or playroom.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and a well-appointed en-suite shower room. There are two further well-proportioned bedrooms, both ideal for children, guests or those working from home, served by a contemporary family shower room.

Outside, the property benefits from two allocated parking spaces together with a private rear garden, thoughtfully designed for ease of maintenance with an extensive paved terrace, mature trees and established planting creating an attractive and secluded space for outdoor dining and relaxing. A rear gate provides convenient access.

Keens Lane is conveniently situated on the western side of Guildford, close to a range of local shops, well-regarded schools and everyday amenities. The area is well placed for access to Guildford town centre, which offers an extensive selection of shopping, restaurants, cafés and leisure facilities, together with a mainline railway station providing fast and frequent services to London Waterloo. Worplesdon and Wanborough railway stations are also nearby, while the A3 provides excellent road links to London, the M25 and the south coast. Nearby green spaces and countryside walks add to the area's appeal for families and outdoor enthusiasts.

Transport Links

Guildford 2.0 miles
London Road (Guildford) 2.0 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk

