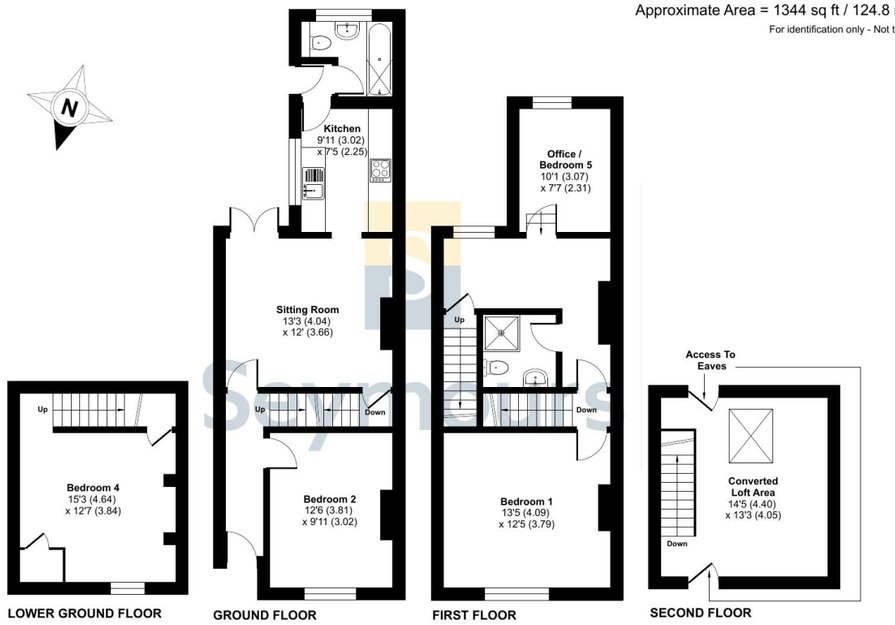
Floorplan

Church Road, Guildford, GU1

Approximate Area = 1344 sq ft / 124.8 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 Seymours Estate Agents. REF: 1425072







Seymours











55 Church Road
Guildford, Surrey, GU1 4NQ

£475,000 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

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Property details

4 bedrooms
2 baths
EPC Rating D
1344 sq. ft
0.7 miles

- Four Bedrooms
- Sitting Room
- Dining Room
- Converted Basement
- Loft Room/Bedroom
- No Onward Chain
- Gas Heating System
- Four Floors

A four-bedroom semi-detached family house with accomodation over four floors, situated in central Guildford. The house is situated within a short walk of the mainline railway station and Guildford High Street.

Entering the property on the ground floor, you are welcomed into an entrance hall with stairs leading to both the lower ground and upper floors. To the front of the house is a bright and comfortable sitting room measuring 13'3 x 12'0, offering a pleasant space for relaxing or entertaining. Adjacent to this is the fitted kitchen (9'11 x 7'5), arranged with a range of wall and base units and space for appliances. Also on the ground floor is Bedroom 2 (12'6 x 9'11), a well-proportioned double room that could equally serve as a guest room or home office. Stairs rise to the first floor where the principal bedroom (13'5 x 12'5) provides generous accommodation, alongside a further room currently arranged as an office or Bedroom 5 (10'1 x 7'7) and the family bathroom fitted with bath, wash basin and WC. Continuing to the second floor, Bedroom 3 (14'5 x 13'3) occupies the entire level, creating a spacious and private retreat with access to useful eaves storage. From the ground floor, stairs also descend to the lower ground floor where Bedroom 4 (15'3 x 12'7) offers a large and versatile space, ideal for guests, a secondary reception room or a dedicated workspace.

Situated in the heart of central Guildford, Church Road is undoubtedly one of the more convenient and attractive locations when it comes to town centre living and is ideally located within the catchment area for highly regarded schools. The property is located approximately 0.45 miles from Guildford mainline station and within easy reach of beautiful walks along the Downs and River Wey. Guildford is the County Town of Surrey and offers a diverse range of shopping, entertainment and leisure opportunities, all set close to beautiful open countryside. There are excellent road and rail links with the A3 and M25 within easy access, and a mainline station with regular services into London Waterloo.

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

Viewings
By appointment only Open day Saturday 21st March from 10.00am
01483 576833 / sales@seymours-guildford.co.uk

Contact Simon Kelso Director



A short walk of the High Street and both railway stations.





Offered for sale with no onward chain.

