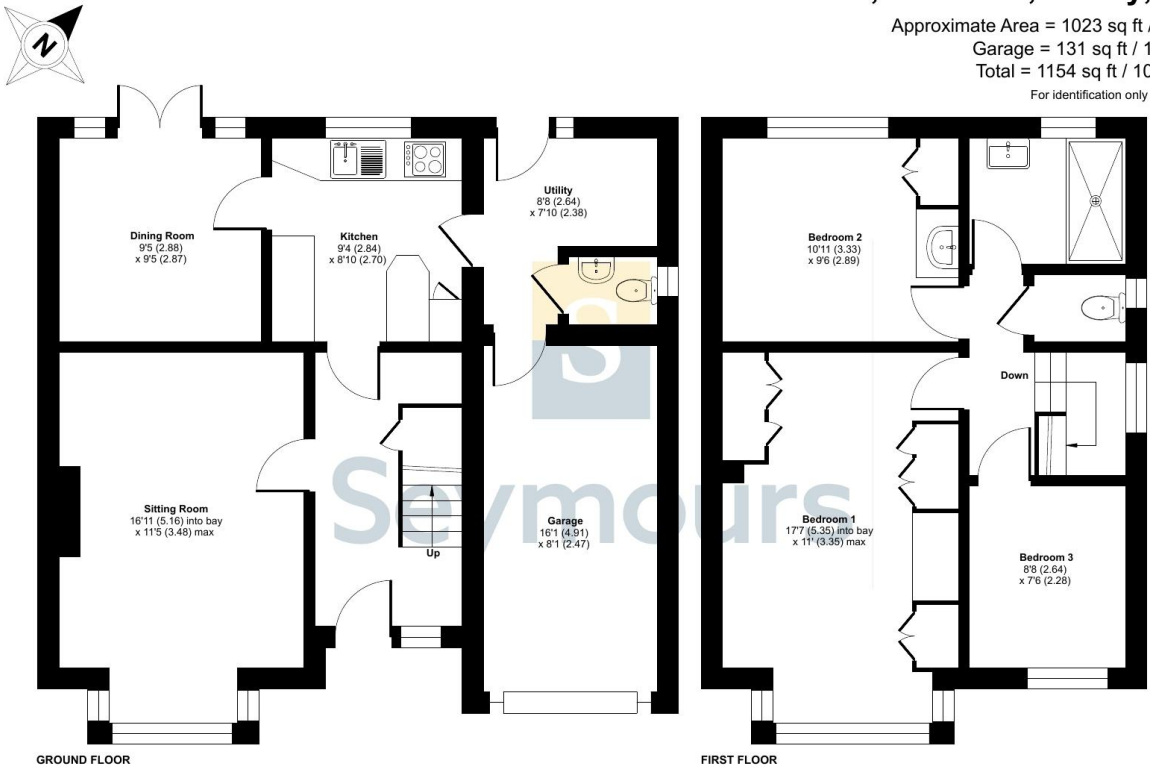


The Greenwood, Guildford, Surrey, GU1

Approximate Area = 1023 sq ft / 95 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1154 sq ft / 107.1 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 Seymours Estate Agents. REF: 1500292



Seymours



27 The Greenwood
Guildford, Surrey, GU1 2ND

£725,000 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
- 1 bath
- EPC Rating D
- 1154 sq. ft
- London Road (Guildford) 0.7 miles
- No onward chain
- Semi-detached
- Off-street parking
- Garage
- Generous garden
- Utility room & WC
- Excellent transport links
- Well-regarded schools nearby

A well-maintained three bedroom semi-detached family home, occupying a generous plot in a sought-after residential location close to Guildford town centre, excellent schools and local amenities. Offering well-balanced accommodation, an integral garage, driveway parking and a beautifully established rear garden, the property also presents excellent scope for extension or modernisation, subject to the usual consents. Offered to the market with no onward chain.

The front door opens into a welcoming entrance hall with stairs rising to the first floor and access to the principal reception rooms. Positioned to the front of the property, the spacious sitting room enjoys a large bay window overlooking the front garden, creating a bright and comfortable living space.

To the rear, the kitchen is fitted with a range of wall and base units and connects to both the dining room and adjoining utility room. The utility provides additional storage and workspace, together with a door to the rear garden and access to a useful ground floor cloakroom. The dining room overlooks the garden and features French doors opening onto the patio, providing an ideal setting for both family dining and entertaining.

An integral garage offers excellent storage or potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.

On the first floor are three well-proportioned bedrooms. The generous principal bedroom benefits from extensive fitted wardrobes, while the second bedroom is a comfortable double enjoying pleasant views over the rear garden. The third bedroom is a well-sized single, equally suited as a nursery, guest room or home office. The bedrooms are served by a modern shower room, complemented by a separate WC.

Outside, the property enjoys a particularly attractive and established rear garden, predominantly laid to lawn with mature trees, shrubs and well-stocked borders, together with a paved terrace adjoining the house, ideal for outdoor dining and relaxing. To the front, a driveway provides off-street parking and leads to the integral garage, with an additional lawned front garden completing the approach.

Transport Links

London Road (Guildford) 0.7 miles
Guildford 1.4 miles

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

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Generous garden



Desirable location

