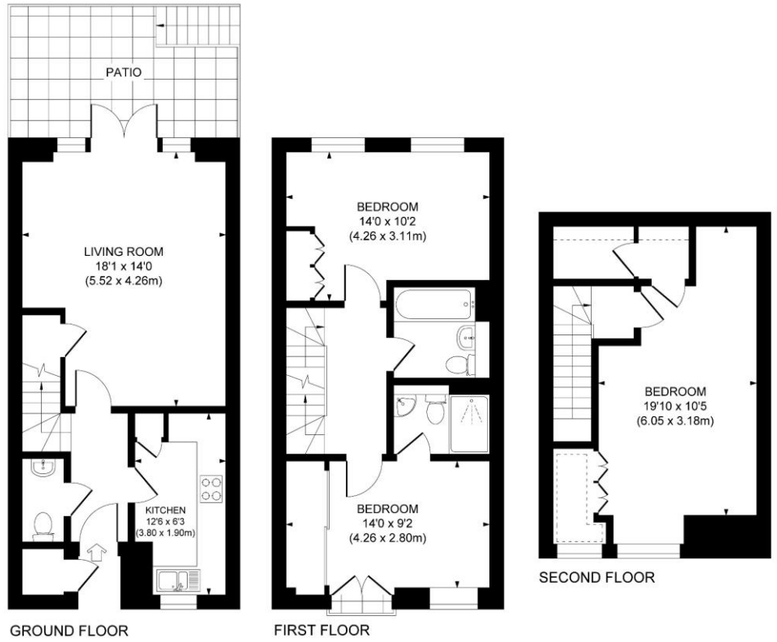
## Floorplan

**Approximate Gross Internal Area**
Ground Floor 400 sq. ft / 37.16 sq. m
First Floor 422 sq. ft / 39.16 sq. m
Second Floor 295 sq. ft / 27.41 sq. m
Total 1,117 sq. ft / 103.74 sq. m




This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.







Seymours











# 10 Uplands Road
# Guildford

£550,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 300667

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

## Property details

3 bedrooms
2 baths
EPC Rating C
1117 sq. ft

- Freehold
- Semi-detached
- Three storeys
- Well decorated throughout
- Downstairs cloakroom
- Master en-suite
- Private rear garden
- Ultrafast broadband available
- Subject to the grant of probate

**This well-presented semi-detached home is arranged over three floors and is located in the sought-after area of Merrow. The property is in good condition throughout and benefits from very attractive, modern decoration, creating a welcoming and comfortable feel from the moment you enter.**

The ground floor offers a bright and spacious living room, enhanced by large glass windows and double glass doors that open directly onto the garden, allowing plenty of natural light and a strong connection to the outdoor space. The kitchen is thoughtfully designed with sleek cream cabinetry and integrated appliances, and its functional U-shaped layout provides generous worktop space, making it both practical and stylish. This level also includes a convenient downstairs WC and a dedicated bin store.

Across the upper floors, the bedrooms have all been tastefully decorated to create calm and relaxing spaces. Bedroom one benefits from a stylish en-suite bathroom featuring striking black tiled walls, adding a contemporary touch. The remaining bedrooms are well-proportioned and versatile, suitable for family living, guests, or home working.

Outside, the garden has been carefully landscaped to offer a variety of usable areas. There is a decking area ideal for outdoor seating, a gravel section perfectly suited for a fire-pit, and a lawn area to the rear. The garden is enclosed by hedging and fencing, providing a good level of privacy. Additional features of the property include an allocated parking space, further enhancing its convenience and appeal.

Conveniently situated to the east of Guildford, just under one mile from the upper High Street, Boxgrove Gardens comprises an attractive modern development of mews houses and apartments adjoining the open stretches of Merrow Downs. At the heart of the development is a central green, similar to a London Square, with mature trees and a children's play area.  There is a parade of local shops nearby at Boxgrove Park and a wide variety of private and state schools for all age groups within walking distance. In the town there are extensive shopping and recreational facilities and the two railway stations are within 1-1.5 miles providing a frequent commuter service to London Waterloo. A gate in the southern boundary of the development leads to the open Downs, providing many lovely walks.

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

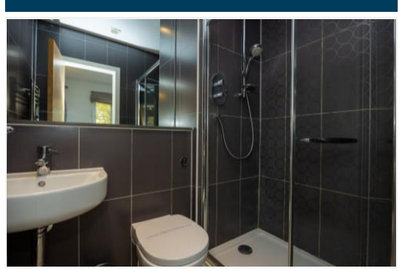


Close to local schools and amenities





No onward chain



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**Viewings by appointment only**
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