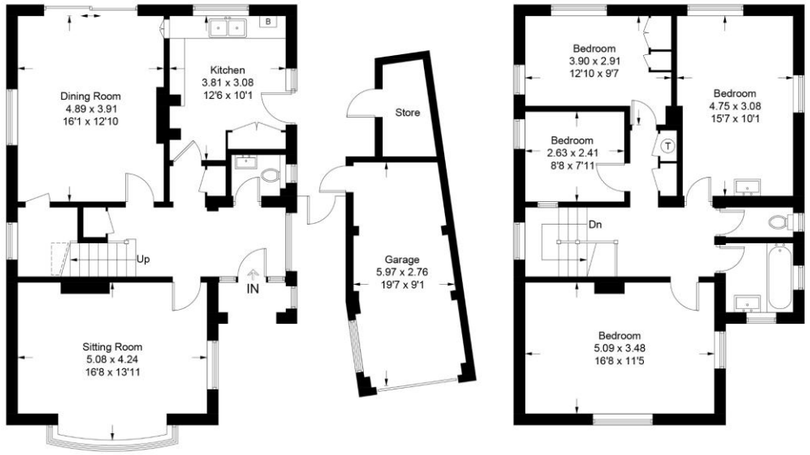
Floorplan

Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft
Garage / Store = 18.4 sq m / 198 sq ft
Total = 159.0 sq m / 1711 sq ft
= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1349036)
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Seymours











1 Tangier Road
Guildford, Surrey, GU1 2DE

£985,000 Guide Price

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

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Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 1 bath
- EPC Rating C
- 1711 sq. ft
- London Road 0.6 miles
- Four bedroom detached house
- Driveway parking
- Garage
- Generous garden
- Spacious sitting room with bay window
- Separate dining room with garden access
- Convenient location for Guildford town centre
- Highly-regarded schools nearby

Situated on one of Guildford's most sought-after residential roads, within a short walk of several of the area's premier schools, this spacious four-bedroom detached family home offers versatile accommodation, two reception rooms, a garage, driveway parking for two cars and a large, mature rear garden. Exceptionally light and airy, with two windows to every room apart from the two WCs, the property also offers excellent scope to extend, subject to the necessary planning permissions.

The welcoming entrance hall features attractive parquet flooring, which continues through to the spacious sitting room. This bright reception room benefits from a large bay window overlooking the front garden and a contemporary feature fireplace, providing an inviting space for relaxing and entertaining. Two generous built-in cupboards in the hallway offer useful storage.

A separate dining room provides further versatile living space, with a feature fireplace and sliding patio doors opening onto a covered patio overlooking the garden. There is ample room for dining and additional seating, whilst a built-in cupboard provides further practical storage.

The kitchen is fitted with a range of wall and base units, ample worktop space and a double sink overlooking the garden. A particularly useful floor-to-ceiling pantry with fitted shelving provides excellent additional storage, whilst there is space for freestanding appliances and a door leading outside. A downstairs cloakroom completes the ground-floor accommodation.

Upstairs, there are four bedrooms, comprising three doubles and a single, all enjoying excellent natural light. Some benefit from built-in wardrobes, whilst the family bathroom features a bath with an Aqualisa power shower and wash basin. A separate WC provides additional convenience for family living. Further storage includes an airing cupboard and additional landing cupboard, with a loft ladder providing access to the loft space.

Outside, the large, mature rear garden features a variety of established trees, shrubs and planting, creating an attractive and private setting. Different areas provide space for children's play, outdoor seating and entertaining, with room for a vegetable plot. A covered patio offers sheltered outdoor dining, whilst additional garden storage provides practicality. To the front, a generous driveway offers parking for two cars, bordered by mature shrubs. The garage benefits from an electric up-and-over door, side access and an electricity supply, with an adjoining store providing further storage.

Tangier Road is a highly regarded residential road approximately one mile from Guildford's historic High Street, with its excellent shops, restaurants and leisure facilities. The property is particularly well positioned for several highly regarded schools, including Ofsted-rated Outstanding St Peter's Catholic School, George Abbot, Boxgrove Primary and Holy Trinity Pewley Down. Stoke Park, Pewley Down and the Surrey Hills are within easy reach. London Road station is approximately 0.6 miles away, whilst Guildford's mainline station is approximately 1.3 miles away, offering services to London Waterloo in around 35–40 minutes. The A3 provides convenient access to London, the M25 and the south coast.

Transport Links
London Road Station 0.6 miles
Guildford Station 1.3 miles
Council tax band: Tax band G
Local authority: Guildford Borough Council
Tenure: Freehold

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



Generous corner plot





Sought-after location



The Property Ombudsman

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