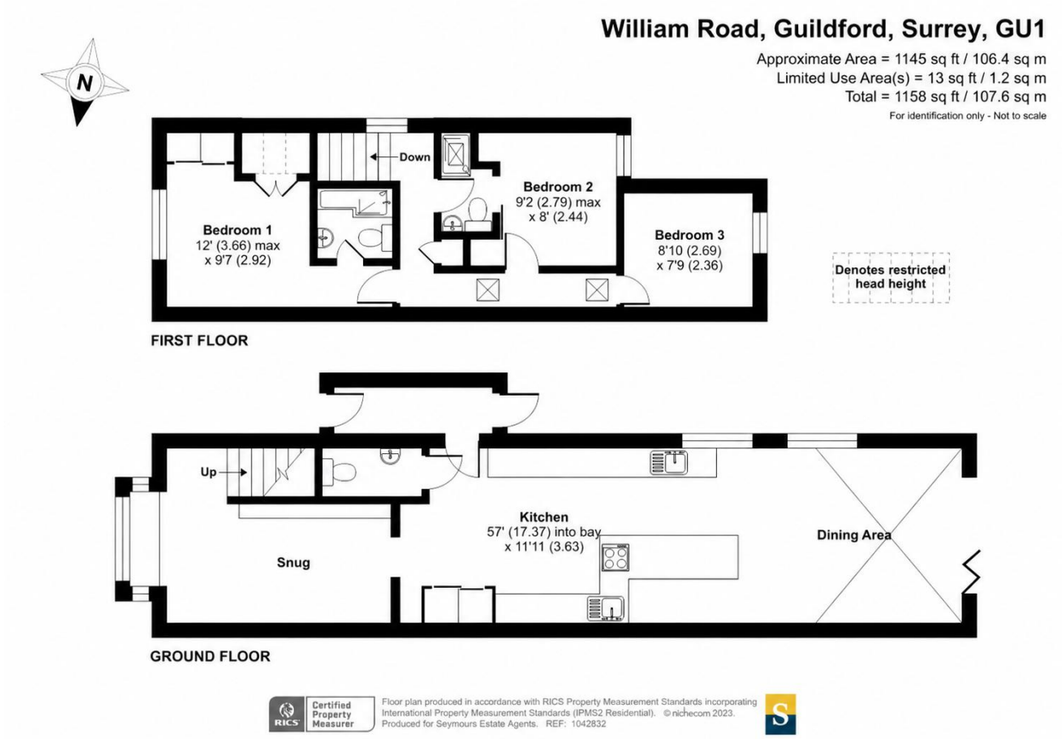
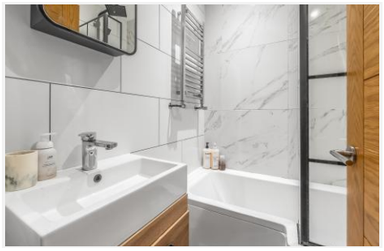
Floorplan









Seymours











11 William Road
Guildford, Surrey, GU1
4QZ £685,000 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

- 3 bedrooms
- 2 baths
- EPC Rating D
- 1158 sq. ft
- Guildford 0.3 miles

- Three bedrooms
- Detached
- Victorian property
- Renovated by current owners
- Bright and spacious throughout
- Landscaped garden
- Situated within easy reach of Guildford High Street
- Excellent Transport links

This attractive three bedroom detached Victorian home combines a characterful red-brick frontage with bright, contemporary interiors and a generous rear garden. Renovated by the current owners, the property features a separate bay-fronted snug and an impressive open-plan kitchen/dining/sitting room overlooking the garden. Its convenient setting places Guildford town centre and the mainline station within easy reach.

At the front of the house, the snug provides an inviting space with a bay window, fitted shutters and rich green décor. Shelving and alcove storage add practicality, while the newly installed partition creates a distinct reception room, connected to the kitchen by an open doorway. A ground-floor cloakroom is accessed from the entrance hall.

The kitchen occupies the centre of the home and is fitted with sleek white cabinetry, wooden work surfaces and contrasting tiled splashbacks. Integrated appliances and extensive cupboard storage create a practical arrangement, while a peninsula provides additional preparation space and a breakfast bar. There is also space for a dining table, making this a sociable setting for everyday meals and entertaining.

To the rear, the sitting area enjoys excellent natural light from expansive roof glazing, a high-level side window and bi-folding doors across the rear elevation. Tiled flooring extends through the kitchen and rear living space, creating a cohesive finish, while the doors open directly onto the patio to connect the house and garden.

Upstairs, the principal bedroom features fitted wardrobes, shutters and an en-suite bathroom with a bath and overhead shower, vanity basin and WC. Two further bedrooms provide flexibility for family, guests or working from home. A separate shower room is finished with contemporary tiling and includes a walk-in shower, washbasin and WC.

The enclosed rear garden offers a generous paved terrace immediately adjoining the house, with ample room for outdoor seating and dining. Beyond, a lawned area extends towards the rear boundary, with timber fencing to either side and established trees providing an attractive backdrop. A side passage provides access between the front and rear of the property.

William Road is conveniently situated for Guildford's shops, restaurants and cafés, along with the historic High Street and riverside walks beside the Wey. The town offers a varied choice of leisure and entertainment facilities, including the Yvonne Arnaud Theatre and G Live. Guildford mainline station provides direct services to London Waterloo, with faster journeys taking approximately 35–40 minutes, while the A3 connects with the M25 for travel towards London and the airports. The surrounding Surrey Hills countryside offers further opportunities for walking and outdoor recreation.

Transport Links
Guildford 0.3 miles
London Road (Guildford) 0.6 miles

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

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

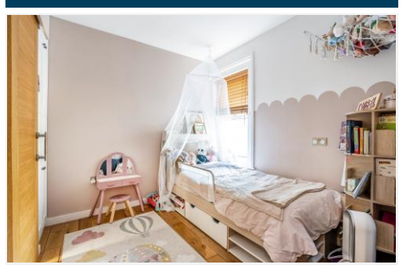


Thoughtfully extended





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