



Seymours



24 Bladon Close
Guildford, Surrey, GU1 1TY

£435,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  2 bedrooms
-  1 bath
-  EPC Rating C
-  779 sq. ft
-  London Road (Guildford) 0.7 miles
-  Mid-terrace
-  Cul-de-sac location
-  Excellent transport links
-  Within easy reach of Guildford town centre
-  Private garden
-  Desirable location

Situated in a cul-de-sac, this two bedroom mid-terrace house offers a balanced layout suited to everyday living. The ground floor features a kitchen positioned to the front, fitted with a range of units, work surfaces, and space for appliances, along with an area suitable for informal dining. To the rear, the sitting room provides a comfortable living space with natural light and direct access out to the garden, creating a practical connection between indoor and outdoor areas. The staircase is set within the ground floor layout, and there is also a useful storage cupboard.

The first floor provides two bedrooms, each benefiting from good natural light and flexible use depending on individual needs. The main bedroom allows for a range of furniture and potential workspace, while the second bedroom can serve equally well as a guest room, study, or child's room. The bathroom has been fitted in a contemporary style, comprising a bath with shower over, a wash basin with storage beneath, and modern fittings, all presented in neutral finishes.

Outside, the rear garden is enclosed and designed for ease of upkeep, with a paved surface offering space for seating and outdoor use. A garden outbuilding provides additional storage options. To the front, the property overlooks a shared green area, contributing to a pleasant and open outlook.

Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside and the London skyline.



Transport Links

London Road (Guildford) 0.7 miles
Guildford 1.3 miles

Council tax band: Tax band D

Local authority: Guildford Borough Council

Tenure: Freehold

Bladon Close, Guildford, GU1

Approximate Area = 775 sq ft / 71.9 sq m
Outbuilding = 4 sq ft / 0.3 sq m
Total = 779 sq ft / 72.2 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). Produced for Seymours Estate Agents. REF: 1445906



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