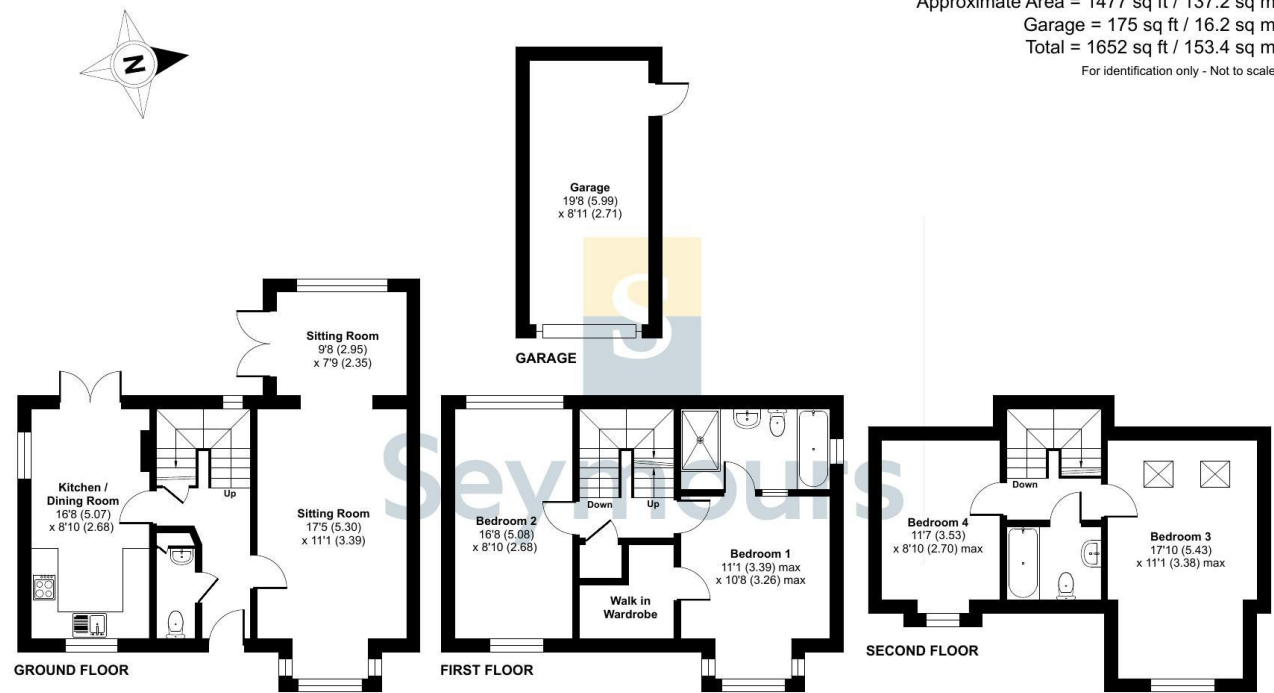


Michael Lane, Guildford, GU2

Approximate Area = 1477 sq ft / 137.2 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1652 sq ft / 153.4 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). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1514597



Seymours



7 Michael Lane
Guildford, Surrey, GU2 9LB
£650,000 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

- 4 bedrooms
- 2 baths
- EPC Rating C
- 1652 sq. ft
- Worplesdon 1.7 miles
- Detached four bedroom house
- Off-street parking
- Garage
- Spacious accommodation
- Situated in the sought-after Queen Elizabeth Park development
- Ground floor WC
- Highly regarded schools nearby
- Excellent transport links

Situated on Michael Lane within Guildford’s Queen Elizabeth Park development, this detached four-bedroom home offers flexible accommodation across three floors, a private rear garden and a separate garage.

The entrance hall leads to a spacious sitting room with a bay window to the front. This opens into a second reception area at the rear, where glazed doors provide access to the garden. The two spaces work well together while allowing room for separate seating and dining arrangements.

The kitchen and dining room also opens onto the garden and has a range of fitted units with space for a dining table. A downstairs cloakroom completes the ground-floor accommodation.

On the first floor are two bedrooms, including the principal bedroom with a walk-in wardrobe. The family bathroom has both a bath and a separate shower enclosure. Two further bedrooms and an additional bathroom occupy the second floor, offering flexibility for family members, guests or home working.

The rear garden is enclosed by fencing and has a lawn with paved space for outdoor seating. A separate garage provides useful parking or storage.

Management fee: £684.00 per annum.

Queen Elizabeth Park has local amenities including a convenience store, fitness centre and nursery, with Whitmoor Common nearby for walks. Guildford town centre offers a wider choice of shops, restaurants and cafés along its historic High Street, as well as theatres and leisure facilities. Guildford’s mainline station provides services to London Waterloo, and the A3 offers road links towards London and the south coast.

Transport Links

Worplesdon 1.7 miles
Guildford 1.9 miles

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

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk



Sought-after location



Off-street parking and garage

