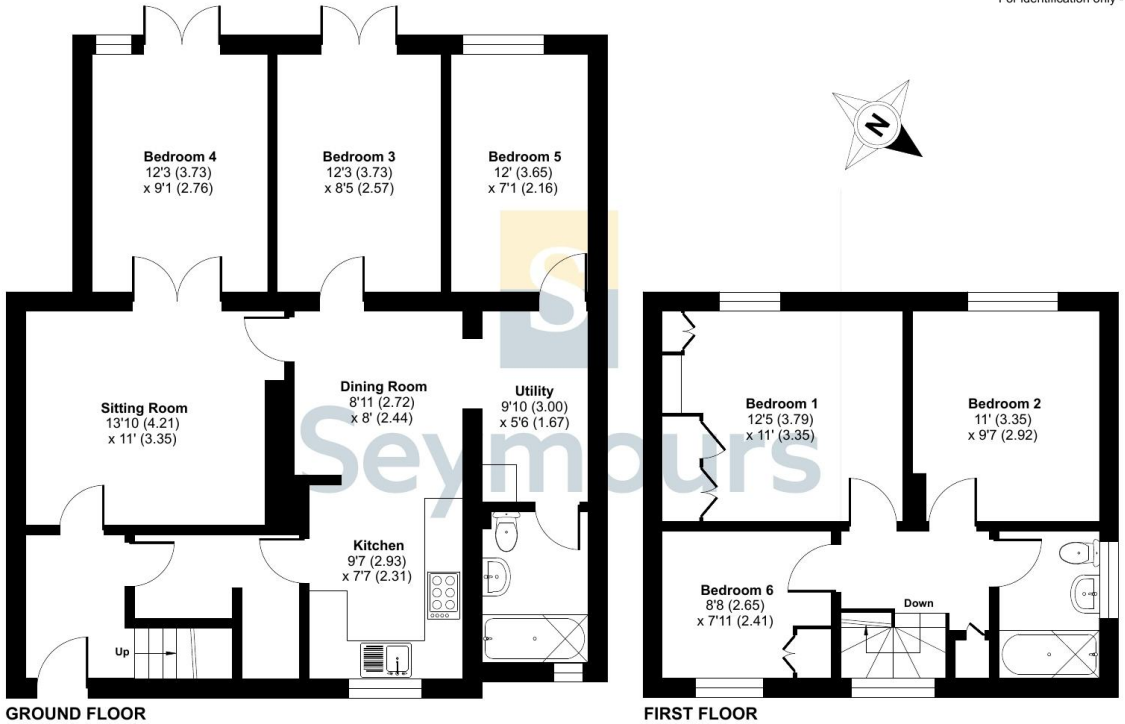


Cabell Road, Guildford, Surrey, GU2

Approximate Area = 1306 sq ft / 121.3 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: 1400692



Seymours



182 Cabell Road
Guildford, Surrey, GU2 8JJ

£495,000 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

- 6 bedrooms
- 2 baths
- EPC Rating C
- 1306 sq. ft
- Guildford 1.5 miles
- No onward chain
- Semi-detached
- Flexible accommodation
- Investment opportunity
- Utility room
- Off-street parking
- Generous garden
- Excellent transport links
- Within easy reach of Guildford town centre
- Well-regarded schools nearby

Offered to the market with no onward chain, this versatile six-bedroom semi-detached property presents an excellent opportunity either as a substantial family home or as a licensed HMO (subject to the necessary consents), offering a strong turnkey investment opportunity.

Arranged over two floors and extending to approximately 1,306 sq ft, the accommodation comprises a welcoming entrance hall leading to a front-aspect sitting room featuring an oak wooden floor and gas fireplace, creating a warm and characterful reception space. There is a separate dining room and a fitted kitchen with a range of wall and base units and space for appliances. A useful utility room and ground floor bathroom complete the downstairs layout. In addition, there are three ground floor bedrooms, providing flexible living arrangements depending on whether the property is configured for multi-let use or as a family home.

To the first floor are three further well-proportioned bedrooms and a family bathroom. The property also benefits from a boarded loft, offering excellent additional storage space. The layout lends itself well to continued multi-let use, with clearly defined bedroom spaces and communal areas, while equally providing scope to reconfigure or modernise to suit owner-occupiers.

Further benefits include a new boiler fitted in autumn 2025, offering improved energy efficiency and peace of mind for incoming purchasers.

Externally, the property provides driveway parking to the front and a generous rear garden, mainly laid to lawn with a patio area adjoining the house, creating ample outdoor space for tenants or families alike.

For investors, the property offers the potential for an HMO set-up, with typical rental income in the region of £650-£700 pcm per compliant bedroom, in a consistently popular rental location close to the University of Surrey and Royal Surrey County Hospital, making it particularly attractive to professional sharers and students. For families, the accommodation provides generous bedroom space and adaptable reception areas with scope for further enhancement.

Cabell Road is situated in the sought-after GU2 area of Guildford, conveniently positioned for local shops and amenities, well-regarded schools and regular bus routes. Guildford town centre is within easy reach, offering an extensive range of shopping, leisure and dining facilities, along with a mainline station providing fast and frequent services to London Waterloo. The A3 is also easily accessible, connecting to London, the M25 and the south coast.

Transport Links

Guildford 1.5 miles
London Road (Guildford) 2.1 miles

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

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

