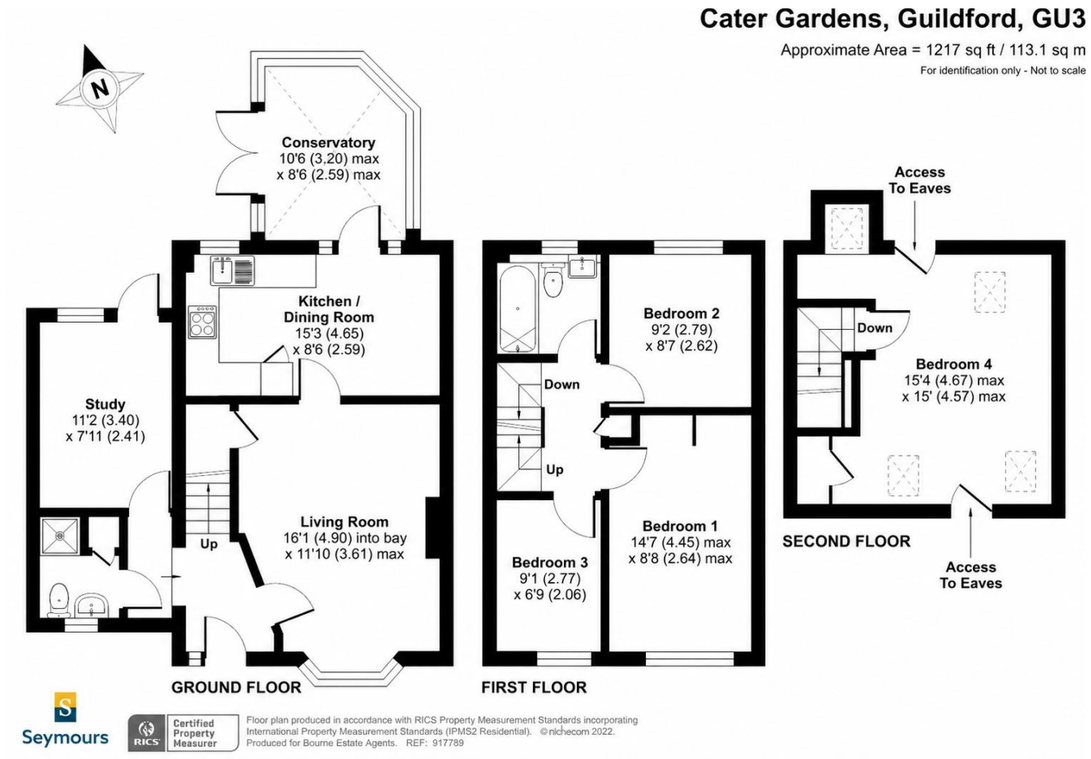
Floorplan









Seymours











15 Cater Gardens
Guildford, Surrey, GU3 3BY

£550,000 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

- 4 bedrooms
- 2 baths
- EPC Rating C
- 1217 sq. ft
- Guildford 1.5 miles
- Link-detached
- Off-street parking
- Modern
- Accommodation over three floors
- Garden
- Popular residential location
- Excellent transport links
- Well-regarded schools nearby

This beautifully-presented four bedroom family home offers flexible and well-balanced accommodation arranged over three floors, positioned within a quiet residential cul-de-sac in Guildford. The property has been thoughtfully extended and improved, creating a bright and modern living environment ideal for families and those working from home.

The ground floor features an inviting entrance hall leading through to a spacious living room with a bay window and contemporary decor, providing an excellent main reception space. To the rear, the modern fitted kitchen opens seamlessly into a dining area and conservatory, creating a sociable layout with plenty of natural light and direct access onto the rear garden. The kitchen itself is fitted with sleek white units, integrated appliances and generous worktop space. The conservatory offers an additional reception area overlooking the garden and is ideal for year-round use. Also on the ground floor is a separate study, which could equally serve as a playroom or home office, together with a downstairs cloakroom.

On the first floor are three well-proportioned bedrooms and a modern family bathroom finished with stylish tiling and a contemporary white suite. The principal bedroom benefits from fitted storage, while the remaining bedrooms provide versatile accommodation for children, guests or additional workspace.

Occupying the entire top floor is a substantial fourth bedroom with Velux windows, recessed lighting and access to useful eaves storage. This impressive room offers excellent flexibility and could serve as a principal suite, guest room, studio or teenager’s retreat.

Externally, the property enjoys a private rear garden mainly laid to lawn with mature planting, patio seating areas and a pleasant degree of seclusion. To the front there is off-road parking for two vehicles and an attractive frontage set within a peaceful residential setting.

The property is conveniently located for access to Guildford town centre, local schools, nearby countryside walks and transport links, making it an ideal choice for buyers seeking a modern family home in a desirable location.

Transport Links
Guildford 1.5 miles
London Road (Guildford) 1.9 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



Beautifully-presented





Modern



The Property Ombudsman
CTSI APPROVED CODE TradingStandards.uk