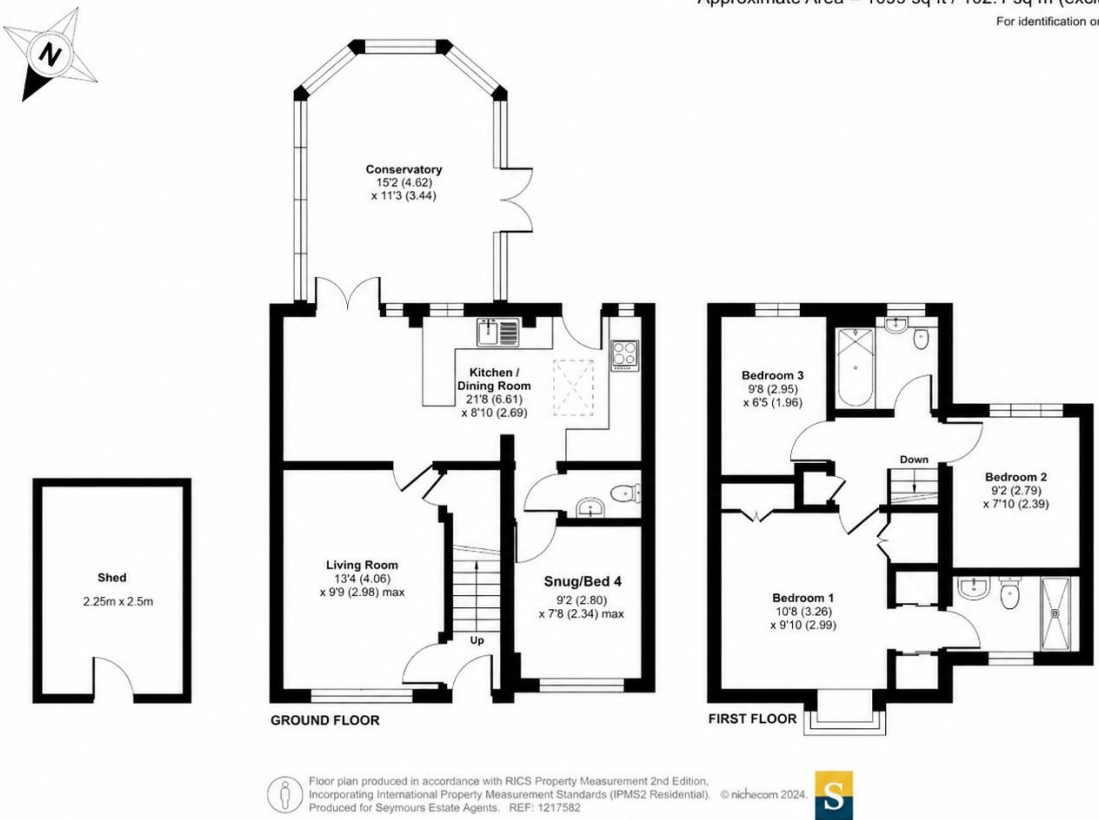


Scholars Walk, Guildford, Surrey, GU2

Approximate Area = 1099 sq ft / 102.1 sq m (excludes shed)
For identification only - Not to scale



Seymours



25 Scholars Walk Guildford, Surrey, GU2 7TR
£720,000 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
- 1099 sq. ft
- Guildford 0.32 miles
- End of terrace
- Four bedrooms
- Off-street parking
- Spacious accommodation
- Immaculately-presented
- Recently fitted kitchen
- Within easy reach of Guildford town centre
- Excellent transport links

This immaculately presented four-bedroom home is tucked away on a private road, offering a peaceful and secure setting while being conveniently located in the heart of Guildford town centre. The property provides easy access to a variety of local shops, the mainline station, and the vibrant High Street, all just a short walk away.

The ground floor of the property features a spacious living room, providing a comfortable and inviting space for relaxation. The recently fitted kitchen is equipped with a range of eye and base-level units, offering plenty of storage, as well as space for essential white goods, including a dishwasher. A separate dining room provides an ideal area for family meals or entertaining, and the conservatory, which overlooks and opens out into the garden, adds an extra dimension to the living space. Additionally, the current owners have converted the garage into a versatile fourth bedroom or family room, providing flexibility for various living arrangements.

Upstairs, the master bedroom benefits from an en-suite bathroom, while two further generously sized bedrooms offer ample space for family or guests. A modern family bathroom completes the first floor, featuring a shower over the bath, a WC, and a hand basin.

The rear garden is mostly laid to lawn and is enclosed by panel fencing, offering privacy and a safe space for children or pets. To the front, the property benefits from off-street parking, adding to the convenience of this well-located family home.

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

Guildford 0.32 miles
London Road (Guildford) 0.88 miles

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

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



Bright and spacious accommodation



Within easy reach of Guildford town centre

