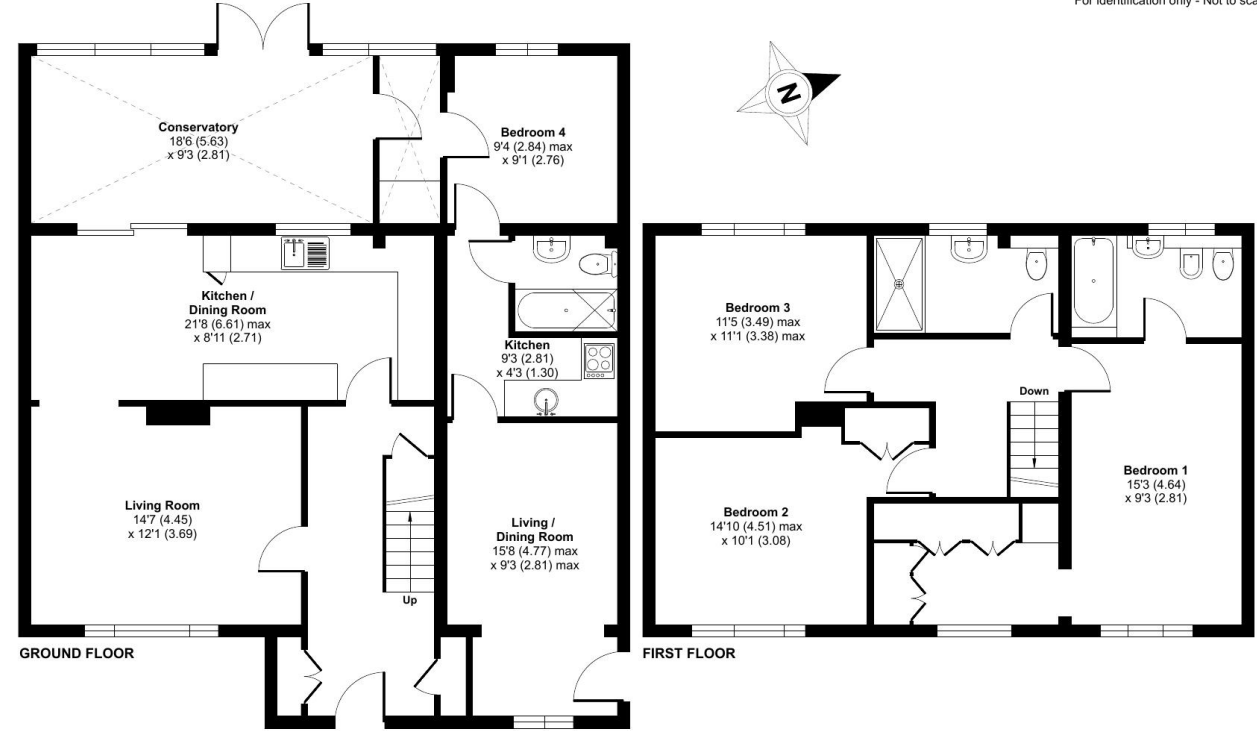


Applegarth Avenue, Guildford, GU2

Approximate Area = 1731 sq ft / 160.8 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). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1216584



Seymours



54 Applegarth Avenue
Guildford, Surrey, GU2 8LY

£525,000 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

- 3 bedrooms
- 3 baths
- EPC Rating C
- 1731 sq. ft
- Guildford 1.61 miles
- Four bedrooms
- Semi-detached house
- Spacious accommodation
- Off-street parking
- Garden
- Within easy reach of Guildford town centre
- Excellent transport links

This spacious four-bedroom semi-detached house is situated in a convenient residential area just outside the town of Guildford.

The ground floor accommodation includes an entrance hallway, a spacious living room, a dining room, a fully fitted kitchen, and a conservatory. Bedroom four is also situated on the ground floor, along with a bathroom.

On the first floor, the main bedroom features a walk-in wardrobe and an en-suite bathroom. There are two additional double bedrooms and a family bathroom.

Outside, the garden is mostly laid to lawn with a patio area. To the front of the property, there is off-street parking for several cars.

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 1.61 miles
London Road (Guildford) 2.17 miles

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

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

