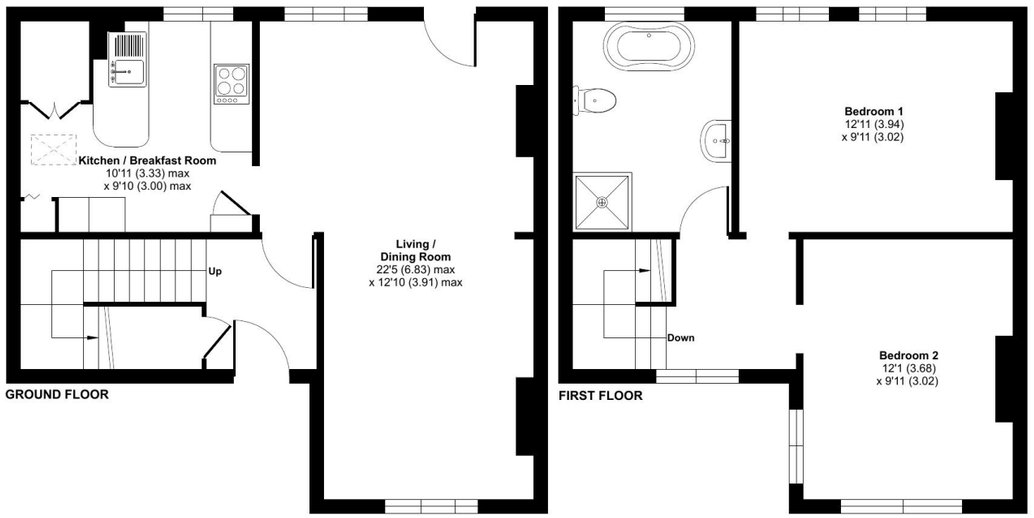
Floorplan

Springfield Road, Guildford, GU1

Approximate Area = 853 sq ft / 79.2 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: 1220635







Seymours











46 Springfield Road
Guildford, Surrey, GU1 4DP

£575,000 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

- 2 bedrooms
- 1 bath
- EPC Rating E
- 853 sq. ft
- London Road (Guildford) 0.11 miles
- Detached house
- Period property
- Two double bedrooms
- Stylish bathroom with roll top bath
- Garden
- Central location
- Within easy reach of Guildford town centre
- Excellent transport links

This exceptional detached period property seamlessly blends historic charm with modern luxury, offering a rare opportunity to own a beautifully renovated home. Ideally located just moments from Guildford High Street and mainline train stations, it provides easy access to local amenities and excellent transport links.

Meticulously restored to the highest standard, the property offers the perfect balance of classic character and contemporary living. Furthermore, there is exciting potential for expansion (subject to planning permission).

The accommodation includes an inviting entrance porch, leading into the open-plan living and dining area, which features a charming fireplace fitted with a log burner. The fully equipped kitchen/breakfast room offers a range of stylish eye and base level units, along with ample space for essential white goods.

On the first floor, you'll find two well-proportioned double bedrooms, both offering ample wardrobe space. The stylish bathroom is complete with a roll top bath, a walk-in shower, WC, and hand basin.

Outside, the private garden offers a peaceful retreat, with a patio area perfect for outdoor dining and relaxation. The remainder of the garden is laid to lawn and enclosed by panel fencing, providing privacy.

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
London Road (Guildford) 0.11 miles
Guildford 0.59 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



Sought-after location





Excellent transport links

