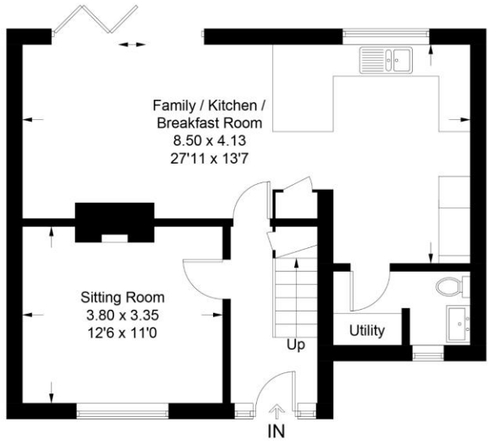
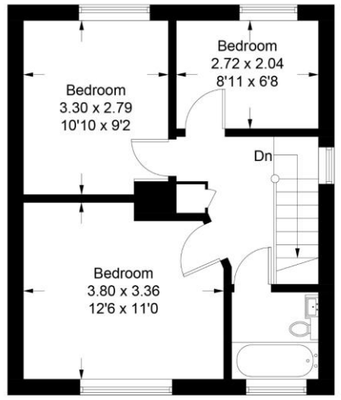
Floorplan

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1341925)
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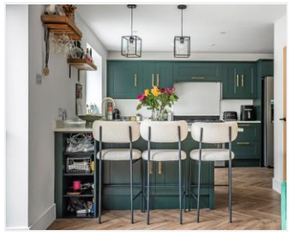


Seymours











1 Weyside Gardens
Guildford, Surrey, GU1 1JD

£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

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Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 1003 sq. ft
- Guildford 1.0 miles
- Semi-detached
- Off-street parking
- Paved garden arranged over two levels
- Modernised throughout by current owners
- Impressive family/kitchen/breakfast room with bi-fold doors
- Situated in a small residential cul-de-sac close to the River Wey
- Conveniently positioned for local shops, schools and access to Guildford town centre
- Excellent transport links

This beautifully presented three bedroom semi-detached house occupies a cul-de-sac position and benefits from generous off-street parking and a landscaped rear garden. The current owners have modernised the house throughout and extended the ground floor to provide an impressive open-plan kitchen, breakfast and family room, together with a utility area and downstairs cloakroom.

The entrance hall leads into a separate sitting room overlooking the front of the property. A wood-burning stove, set against decorative tiling beneath a timber mantel, provides an attractive focal point, while timber-effect flooring and neutral decoration complement the room's welcoming character.

Across the rear of the house, the spacious open-plan kitchen, breakfast and family room provides an excellent setting for everyday living and entertaining. There is space for dining and relaxed seating, with herringbone-pattern flooring connecting the different areas. Wide glazed doors bring in natural light and open directly onto the garden terrace.

The kitchen is fitted with deep green Shaker-style cabinetry, complemented by brass-toned handles, light work surfaces and a ceramic sink with a matching brass-toned tap. A range-style cooker forms a central feature, while a breakfast bar with pendant lighting provides informal seating. Open shelving adds display space, and the adjoining utility area and separate cloakroom provide useful everyday practicality.

Upstairs, the landing serves three bedrooms, comprising two doubles and a single. The principal bedroom overlooks the front, while the remaining bedrooms enjoy views towards the rear garden, with the third room also suited to use as a study or nursery. A family bathroom, fitted with a bath, washbasin and WC, completes the accommodation.

The rear garden is arranged over two paved levels, providing generous space for outdoor dining and seating. A broad terrace immediately behind the house connects with the family room, while steps lead to a further raised terrace with established planting and a storage shed. Timber fencing encloses the garden, and a side gate provides access to the front, where a broad driveway offers ample off-street parking.

Weyside Gardens is a small residential cul-de-sac close to the River Wey, conveniently positioned for local shops, schools and access to Guildford town centre. Riverside walks and nearby green spaces provide opportunities to enjoy the outdoors, while Guildford offers an extensive selection of shops, restaurants and cafés, together with the Yvonne Arnaud Theatre and G Live. The mainline station provides direct services to London Waterloo, and the A3 offers connections to the M25 and wider motorway network.

Transport Links
Guildford 1.0 miles
London Road (Guildford) 1.1 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



Extended family home





Sought-after location

