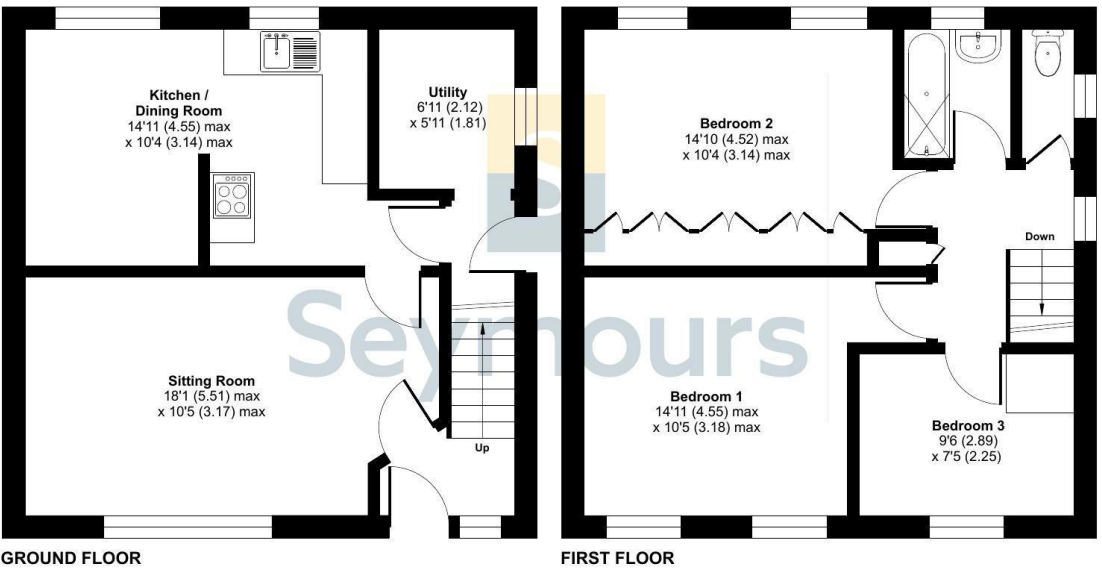


Cabell Road, Guildford, Surrey, GU2

Approximate Area = 906 sq ft / 84.1 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). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1526803



Seymours



70 Cabell Road
Guildford, Surrey, GU2 8JF

£375,000 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
- 1 bath
- EPC Rating E
- 906 sq. ft
- Guildford 1.4 miles
- Semi-detached
- No onward chain
- Off-street parking
- Garden
- Excellent transport links
- Within easy reach of Guildford town centre

Offered to the market with no onward chain, this three bedroom semi-detached house provides spacious accommodation and a generous rear garden in an established residential setting on the western side of Guildford. The property would benefit from updating and modernisation, offering an opportunity to adapt the existing accommodation to suit individual tastes.

The entrance hall has stairs rising to the first floor and leads into a spacious sitting room overlooking the front of the property. A broad window brings in plenty of natural light, while the room provides ample space for seating and additional furniture.

Across the rear of the house, the kitchen/dining room enjoys an outlook over the garden. The kitchen is fitted with a range of cupboards and work surfaces, with space for appliances, while the adjoining dining area provides room for a table and chairs. A separate utility room offers further practical space, and a door from the rear lobby opens outside.

Upstairs, the landing leads to three bedrooms, comprising two spacious doubles and a single bedroom that could also serve as a study. The rear double benefits from an extensive bank of fitted wardrobes, while the principal bedroom overlooks the front of the house.

The bathroom is fitted with a bath and washbasin, with tiled walls and a window providing natural light. A separate WC is positioned alongside, accessed independently from the landing.

The rear garden is a particularly appealing feature, extending away from the house with a central pathway, lawn and established shrubs and trees. A paved area adjoins the property, with space for outdoor seating, while a timber shed provides garden storage. The garden would benefit from some attention and offers plenty of scope for landscaping. To the front is a paved area with planting beside the entrance.

Cabell Road is situated in the Park Barn area of Guildford, convenient for the University of Surrey, Royal Surrey County Hospital and Surrey Research Park. Local shops, community facilities and bus services are available nearby, together with Guildford Grove Primary School and Kings College on Southway. Guildford town centre is easily accessible and offers a historic cobbled High Street, a wide choice of shops, cafés and restaurants, and a mainline station with services to London Waterloo. The A3 provides connections towards London and the M25, while the surrounding area offers green spaces and access to countryside walks.

Location

Guildford 1.4 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



Offered with no onward chain



Opportunity to modernise and make your own

