

Floorplan



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. (ID1339486)
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Seymours



249 Grange Road
Guildford, Surrey, GU2 9QX
£400,000 Guide Price

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Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 1 bath
- EPC Rating C
- 784 sq. ft
- Worplesdon 1.6 miles
- Mid-terrace
- Garage in a nearby block
- Garden
- On street parking available
- Excellent transport links
- Highly-regarded schools nearby
- Well-presented
- Heating system updated in recent years

Situated in the established Stoughton area of Guildford, this well-presented three bedroom terraced house offers spacious living accommodation and an enclosed rear garden. The current owner has carried out improvements in recent years, including installing a new heating system and modernising the kitchen.

An enclosed entrance porch opens into the spacious sitting room, where a broad front-facing window brings in plenty of natural light. A fireplace provides a focal point, while the room offers ample space for seating, with stairs rising to the first floor and useful storage beneath.

To the rear, the dining room provides a separate space for family meals and entertaining, with double doors opening directly onto the garden. Its position alongside the kitchen creates a practical arrangement, with views over the outside space.

The kitchen is fitted with a range of cream cabinets, complemented by wood-effect work surfaces and tiled splashbacks. There is a built-in oven, hob and extractor, together with a sink beneath the rear-facing window. A separate door provides further access to the garden.

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom overlooks the front and benefits from fitted wardrobes, while the second bedroom enjoys a rear garden outlook and built-in storage. The third bedroom provides a single bedroom or space for a home office. The bathroom comprises a bath with a shower above and glass screen, a washbasin with vanity storage and a WC, complemented by tiled walls.

Outside, the house is approached through a front garden with a pathway leading to the entrance porch. The enclosed rear garden includes a paved seating area immediately adjoining the house, a central lawn and established trees and shrubs. Fenced boundaries define the garden, with a shed at the far end providing useful storage. The property also benefits from a garage, with on-street parking available.

Grange Road is situated in Stoughton, conveniently placed for local shops, schools and bus services, with Northmead Junior School located on the road. Guildford town centre offers a wider selection of shops, cafés and restaurants, alongside entertainment at G Live and the Yvonne Arnaud Theatre. Guildford’s mainline station provides direct services to London Waterloo, while the A3 offers connections towards London and the M25.

Transport Links

Worplesdon 1.6 miles
London Road (Guildford) 2.0 miles

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



Desirable location, within easy reach of Guildford town centre



Garage in a nearby block

