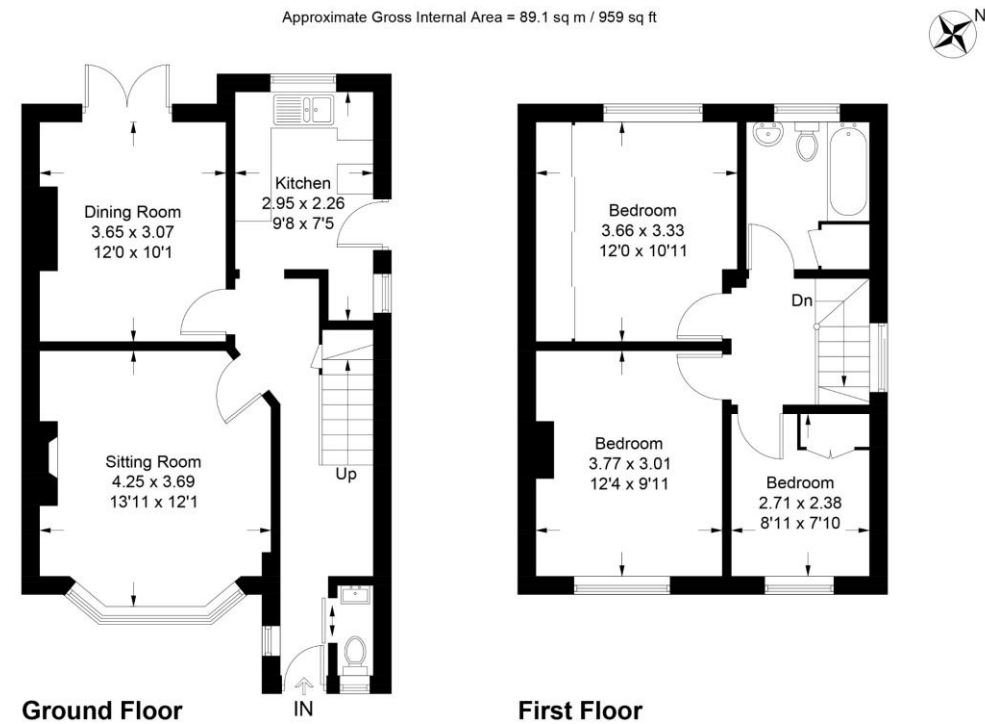


Floorplan



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. (ID1338429)

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26 Saffron Platt
Guildford, Surrey, GU2 9XZ
£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
- 959 sq. ft
- Guildford 1.7 miles
- Semi-detached
- Two reception rooms
- Off-street parking
- Enclosed garden
- Well-presented
- Excellent transport links
- Highly-regarded schools nearby
- Convenient location

Situated in Saffron Platt in the Stoughton area of Guildford, this three bedroom semi-detached home offers two reception rooms, a downstairs cloakroom, driveway parking and an enclosed rear garden. Its layout provides separate spaces for relaxing and dining, with the garden accessible directly from the dining room.

The entrance hall leads to a sitting room at the front of the house, where a bay window brings in plenty of natural light and a fireplace forms a focal point. To the rear, the separate dining room has space for a family dining table and French doors opening onto the patio.

The kitchen is fitted with white cabinetry and patterned splashback tiles, with a window overlooking the rear garden. A door provides access outside, while the ground-floor cloakroom is conveniently positioned near the entrance. Upstairs are two double bedrooms and a third bedroom, currently used as a home office. The principal bedroom has fitted wardrobes, and the family bathroom includes a bath with a shower over.

The rear garden has a paved seating area leading onto a lawn, with established planting around the boundaries. At the front, a gravel driveway provides off-street parking.

Saffron Platt is a residential road in Stoughton, convenient for local shops and bus services along Worplesdon Road. Nearby schools include Stoughton Infant School, Northmead Junior School and Christ’s College. Guildford town centre offers a wider choice of shops, cafés and restaurants along its historic cobbled High Street, as well as G Live, the Yvonne Arnaud Theatre and walks beside the River Wey. Guildford’s mainline station provides services to London Waterloo, while the A3 offers road connections towards London, the M25 and the south coast.

Transport Links

Guildford 1.7 miles
London Road (Guildford) 1.8 miles

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

Viewings by appointment only
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Two reception rooms



Three spacious bedrooms

