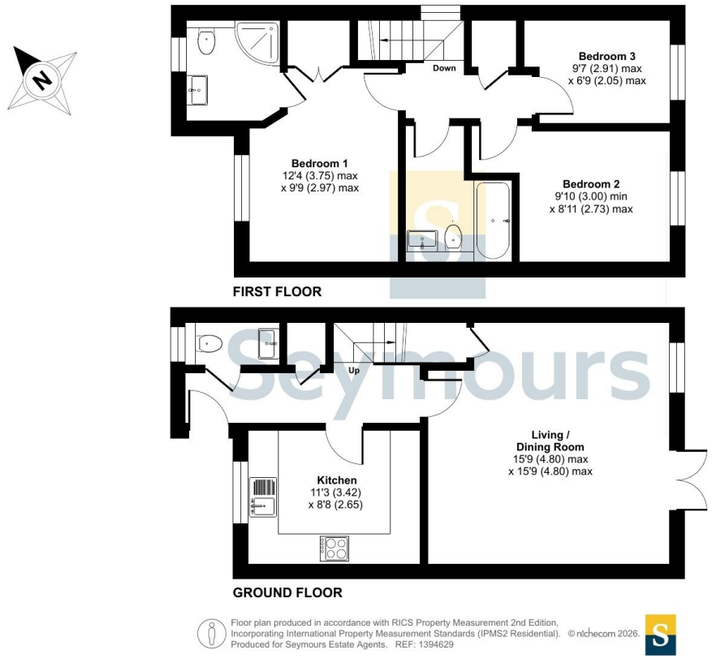
## Floorplan

### Jacobs Green, Guildford, Surrey, GU1

Approximate Area = 918 sq ft / 85.2 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 2026. Produced for Seymours Estate Agents. REF: 1394629







Seymours











# 3 Jacobs Green
# Guildford, Surrey, GU1 1FB

£450,000 Offers in excess of

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
- 2 baths
- EPC Rating C
- 918 sq. ft
- London Road (Guildford) 1.3 miles
- End of terrace
- Off-street parking
- Well-presented
- Modern
- Private rear garden
- Ground floor cloakroom
- Excellent transport links
- Highly-regarded schools nearby

This well-presented three bedroom modern home is set within a quiet residential area and offers well-balanced accommodation arranged over two floors. The property is approached via a driveway providing off-street parking, with a smart brick facade that reflects the contemporary style found throughout the development. Inside, the layout is practical and welcoming, making it well suited to families, professionals, or those looking for a comfortable and low-maintenance home.

The ground floor is centred around a bright and spacious living and dining area, which benefits from generous glazing and French doors opening directly onto the rear garden. This creates a lovely sense of flow between indoor and outdoor living and allows natural light to fill the space throughout the day. The kitchen is fitted with sleek modern units and integrated appliances, offering ample storage and worktop space, and is thoughtfully positioned to serve both everyday living and entertaining. A cloakroom on this level adds further convenience.

Upstairs, the property provides three well-proportioned bedrooms, each finished in neutral tones and offering flexibility for family use, guests, or working from home. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining bedrooms are served by a stylish and contemporary family bathroom. The overall feel of the upper floor is light and calm, with well-planned space and good natural light.

To the rear, the garden is enclosed and offers a mix of patio and lawn, providing a pleasant outdoor area that is easy to maintain. It is ideal for relaxing, dining outside, or for children to play, with fencing offering a good degree of privacy. The property's location combines a peaceful setting with convenient access to local amenities, schools, and transport links, making it a well-rounded and appealing home.

Resident's Management Company - £150.00 PA (approximately)

### Transport Links

London Road (Guildford) 1.3 miles
Guildford 1.6 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**



Modern





Sought-after location



The Property Ombudsman
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