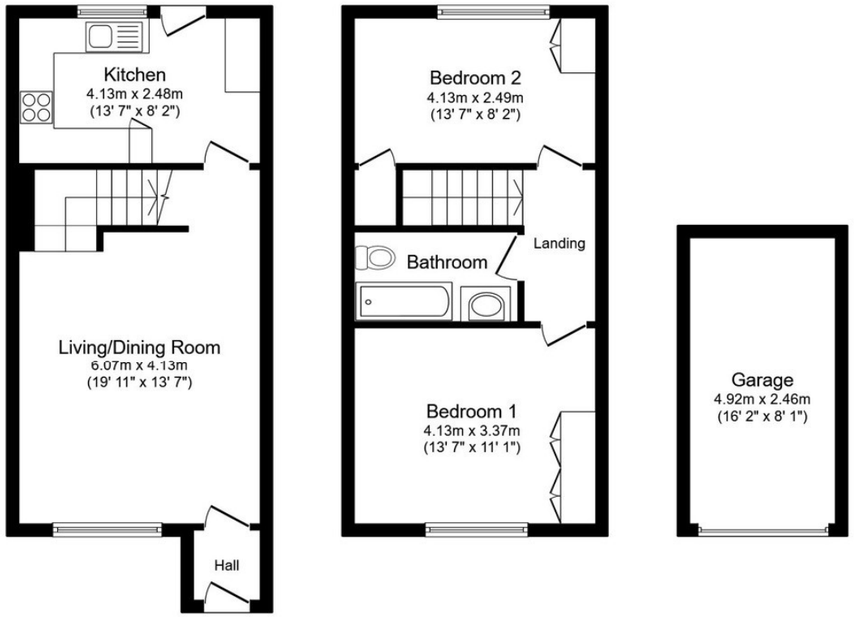
Floorplan



Total floor area: 85.2 sq.m. (917 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)







Seymours











6 Speedwell Close
Guildford
£400,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 300667

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Property details

- 2 bedrooms
- 1 bath
- EPC C
- 917 sq. ft

- Freehold
- Terraced
- Well presented throughout
- Enclosed rear garden
- Garage
- Allocated parking
- Ultrafast broadband available

A beautifully presented two-bedroom terraced house situated in Merrow Park, offering approximately 695 sq ft of accommodation, an attractive enclosed rear garden and a separate garage.

The spacious living/dining room measures approximately 18’10” × 12’5”, providing generous space for relaxing and entertaining. Wood flooring adds warmth, while plantation shutters provide a stylish finishing touch. An open staircase leads to the first floor.

Overlooking the rear garden, the modern kitchen features white cabinetry, contrasting work surfaces and a built-in oven, hob and extractor. A breakfast bar provides a convenient spot for morning coffee or informal meals, while a door opens directly onto the garden.

Upstairs are two double bedrooms. The principal bedroom measures approximately 12’5” × 10’6” and is attractively presented with wood-effect flooring and shutters. The second bedroom, approximately 12’5” × 8’2”, is currently arranged as a nursery and home office. The contemporary bathroom features a bath with shower above and glass screen, a vanity basin with storage, and a heated towel rail, complemented by coordinated tiling.

The enclosed rear garden combines a lawn with gravel borders and a raised paved terrace, ideal for outdoor dining and relaxing. Timber fencing defines the boundaries, and a rear gate provides convenient access. A separate garage measures approximately 14’11” × 8’1”, offering useful additional storage.

The property is conveniently placed for local schools, including George Abbot School, approximately 0.3 miles away, Merrow CofE Infant School at around 0.5 miles, and Bushy Hill Junior School and St Peter’s Catholic School, both approximately 0.6 miles away.

The shops and eateries at Kingpost Parade on Burpham’s London Road are approximately 0.4 miles away. Guildford town centre and its High Street are approximately three miles away, offering a wider choice of shopping, dining and leisure facilities. Guildford Golf Club, accessed from Grove Road in Merrow, is situated on Merrow Downs, approximately one mile away in a straight line, estimated from the respective postcode locations.

Council tax band: Tax band
Local authority:
Tenure: Freehold



Spacious living room





Garage in block

