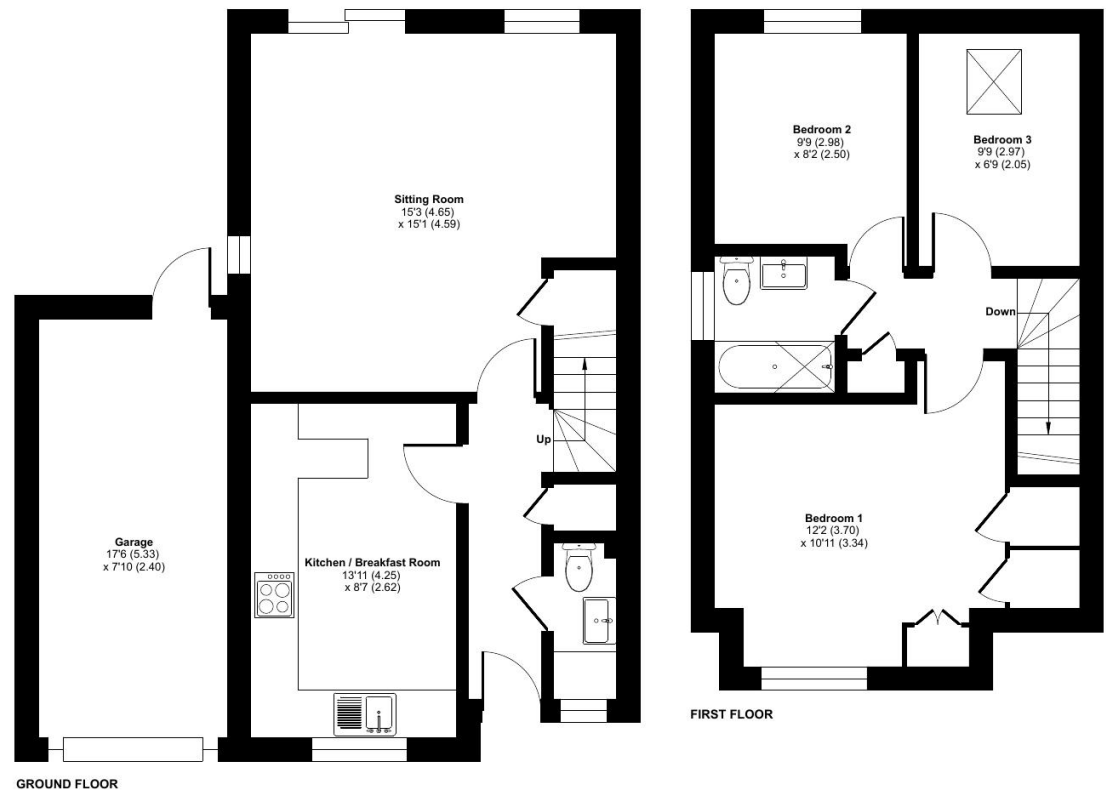


Miller Road, Guildford, Surrey, GU4

Approximate Area = 828 sq ft / 76.9 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 966 sq ft / 89.7 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: 1488518



15 Miller Road
Guildford
£580,000 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

Property details

-  3 bedrooms

 1 bath

 EPC Rating D

 966 sq. ft
- Freehold

■ Link-detached

■ Modern kitchen

■ Generous living room

■ Downstairs cloakroom

■ Well-appointed bedrooms

■ Enclosed rear garden

■ Driveway parking

■ Garage

■ Ultrafast broadband available

This well-presented three-bedroom link-detached home is situated in the sought-after area of Merrow and offers bright, modern accommodation ideal for families, professionals or those looking to upsize. Benefitting from driveway parking, an integral garage and an attractive frontage, the property combines practical living with a convenient location.

The ground floor is arranged around a welcoming entrance hall with a downstairs cloakroom. To the front, the contemporary fitted kitchen features a range of shaker-style units, solid wood worktops and ample space for everyday dining. To the rear, the spacious sitting and dining room provides a comfortable and versatile living area, with a feature fireplace and French doors opening directly onto the garden, creating an ideal space for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. The remaining bedrooms provide flexible accommodation for children, guests or those working from home. The family bathroom has been stylishly updated with modern tiling, a contemporary white suite and a shower over the bath.

Outside, the enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn with a paved patio, providing an excellent setting for outdoor dining and family enjoyment. Mature planting and established trees create an attractive backdrop, while the driveway to the front provides off-road parking and leads to the integral garage, offering further storage or potential for a variety of uses, subject to any necessary consents.

Merrow Park is situated approximately 3 miles to the Northeast of Guildford Town Centre, which provides a wide range of shopping amenities together with two stations having services to London. Within the development there is a doctor’s surgery and a delicatessen, with Sainsbury’s and Aldi supermarkets at nearby Burpham. Merrow Downs are nearby, providing beautiful countryside walks, with the National Trust’s Clandon House being a short distance away.

The Spectrum leisure complex offering a variety of activities is within 2 miles as is access onto the A3 northbound carriageway leading to London and the M25 interchange which is gained from the outskirts of Burpham. Both St Peters Roman Catholic School and George Abbot School are located within one mile and Merrow Infant School is within walking distance.

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

Viewings by appointment only
01483 300667 / sales@seymours-burpham.co.uk



Move-in ready



Ideal family home

