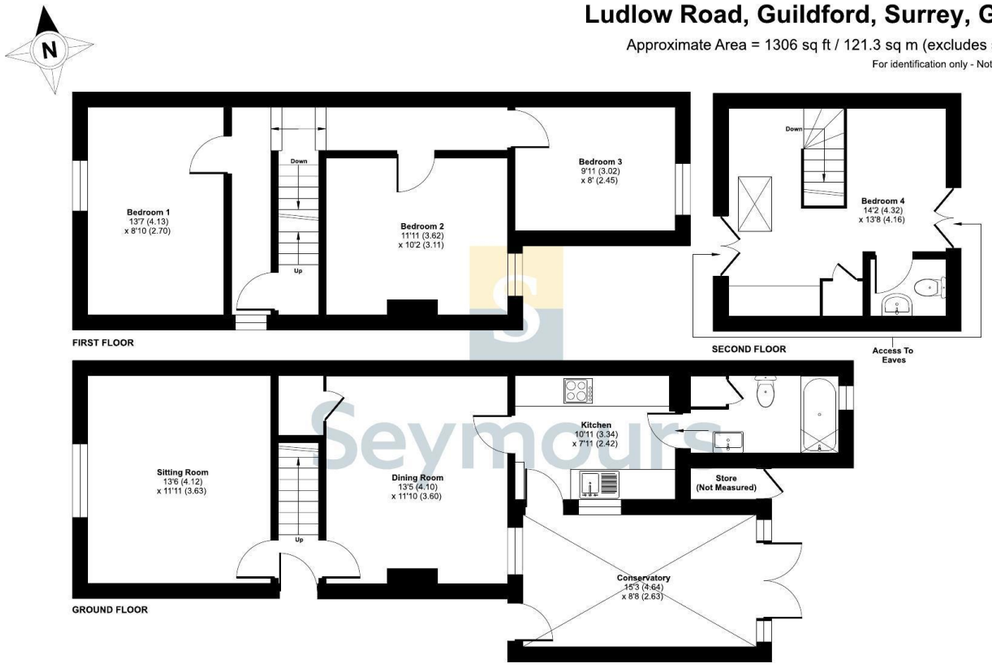
Floorplan









Seymours











4 Ludlow Road
Guildford, Surrey, GU2 7NR

£550,000 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

- 4 bedrooms
- 1 bath
- EPC Rating E
- 1306 sq. ft
- Guildford 0.2 miles

- No onward chain
- Semi-detached
- Period property
- Garden
- Permit parking available
- Two reception rooms and a conservatory
- Cloakroom
- Located in the heart of Guildford
- Excellent transport links
- Highly-regarded schools nearby

No onward chain. A charming four-bedroom period home offering spacious and versatile accommodation arranged over three floors, complemented by a conservatory and an established rear garden. The property retains a number of character features and benefits from on-street permit parking.

The entrance hall leads into a well-proportioned sitting room with a front-facing window and plenty of space for seating. The separate dining room features an attractive fireplace and wooden flooring, with a doorway continuing through to the fitted kitchen, which offers a range of units, work surfaces and space for the necessary appliances.

Beyond the kitchen is a bright conservatory, providing an additional reception space with direct access to the rear garden. A bathroom fitted with a freestanding bath, wash hand basin and WC is also situated on the ground floor, together with a useful storage area.

Across the upper floors are four well-proportioned bedrooms, offering flexibility for family life, guests or home working. The uppermost floor also benefits from a WC and access to useful eaves storage. The property provides excellent scope for a new owner to personalise the interior to their own taste.

The enclosed rear garden features a paved seating area surrounded by mature shrubs and planting, with a timber outbuilding providing additional storage. The garden offers an attractive and relatively secluded setting for outside dining and relaxation.

Ludlow Road is conveniently positioned within easy reach of Guildford town centre, the University of Surrey and the Royal Surrey County Hospital. Guildford's historic High Street offers an extensive selection of shops, restaurants, cafés and leisure facilities, while the mainline station provides regular services to London Waterloo in approximately 35–40 minutes. The A3 is also readily accessible, connecting with London, the M25 and the wider motorway network.

Transport Links
Guildford 0.2 miles
London Road (Guildford) 0.9 miles

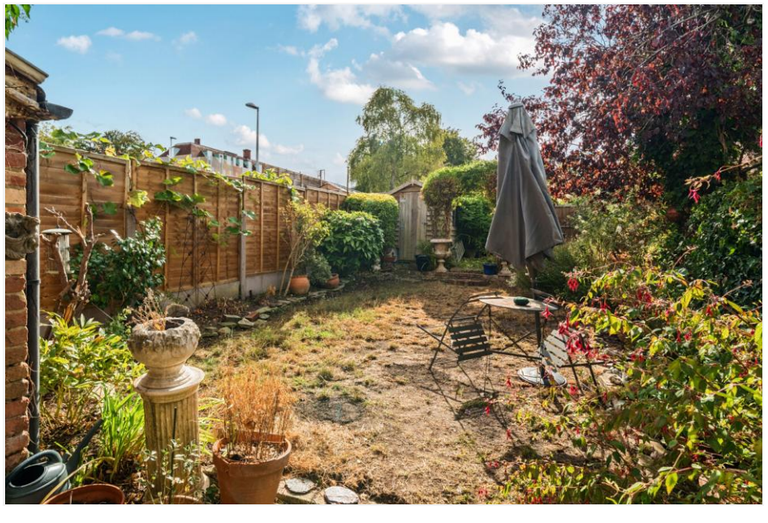
Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

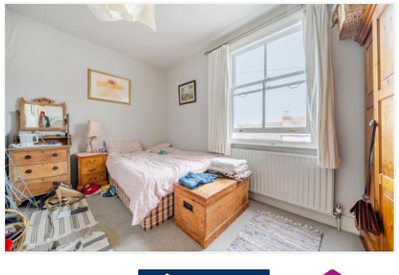


Spacious accommodation arranged over three floors





Period property



The Property Ombudsman
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