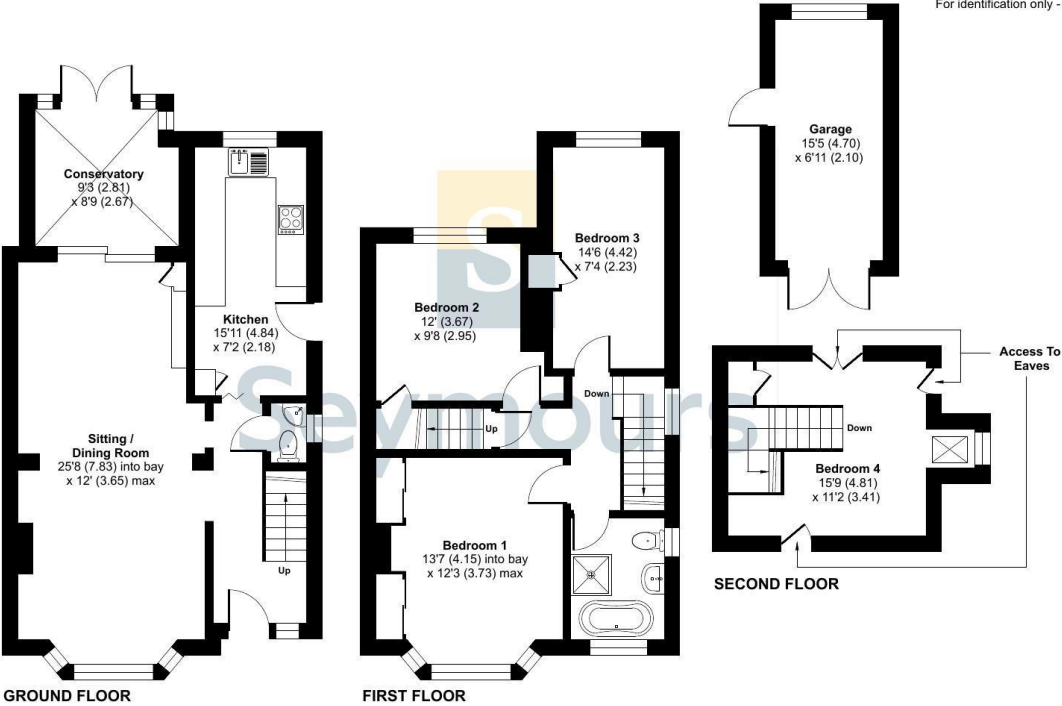


Byrefield Road, Guildford, Surrey, GU2

Approximate Area = 1271 sq ft / 118 sq m
Garage = 106 sq ft / 9.8 sq m
Total = 1377 sq ft / 127.8 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: 1516620



Seymours



27 Byrefield Road
Guildford, Surrey, GU2 9UD

£585,000 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

Property details

- 4 bedrooms
- 1 baths
- EPC Rating D
- 1377 sq. ft
- Guildford 1.5 miles
- Semi-detached
- Off-street parking
- Detached garage
- Beautifully-presented
- Accommodation set over three floors
- Excellent transport links
- Popular residential location
- Highly-regarded schools nearby

A spacious four bedroom semi-detached home situated in the popular Stoughton area of Guildford, offering versatile accommodation arranged over three floors. Further benefits include a generous rear garden, driveway parking and a detached garage.

The entrance hall provides access to a ground-floor cloakroom and leads into an impressive open-plan sitting and dining room. Extending from the front bay window through to the rear, this generous reception space provides ample room for both relaxing and entertaining, with a feature fireplace creating an attractive focal point. Doors open into a bright conservatory, which provides direct access to the garden.

The separate kitchen is fitted with a range of storage units and work surfaces, together with space for the necessary appliances. A door opens directly onto the rear garden.

On the first floor are three double bedrooms, with the principal bedroom benefiting from an extensive range of fitted wardrobes. A family bathroom fitted with a freestanding bath, separate shower enclosure, wash hand basin and WC completes this floor.

Stairs rise to a spacious fourth double bedroom on the second floor. Rooflights provide plenty of natural light, while access to the adjoining eaves offers valuable additional storage.

Outside, the rear garden is mainly laid to lawn and complemented by a paved terrace, providing an ideal space for outdoor seating and entertaining. Mature hedging and established planting create a good degree of privacy. To the front, the driveway provides off-street parking, while a detached garage is positioned to the rear.

Byrefield Road is conveniently situated in Stoughton, close to local shops, supermarkets, schools and recreational facilities. Guildford town centre is within easy reach and offers an extensive selection of shops, restaurants and leisure facilities, together with a mainline station providing regular services to London Waterloo. The University of Surrey, Royal Surrey County Hospital and Surrey Research Park are also readily accessible, while the nearby A3 provides convenient road links to London, the M25 and the south coast.

Transport Links

Guildford 1.5 miles
London Road (Guildford) 1.8 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



Landscaped garden



Beautifully-presented

