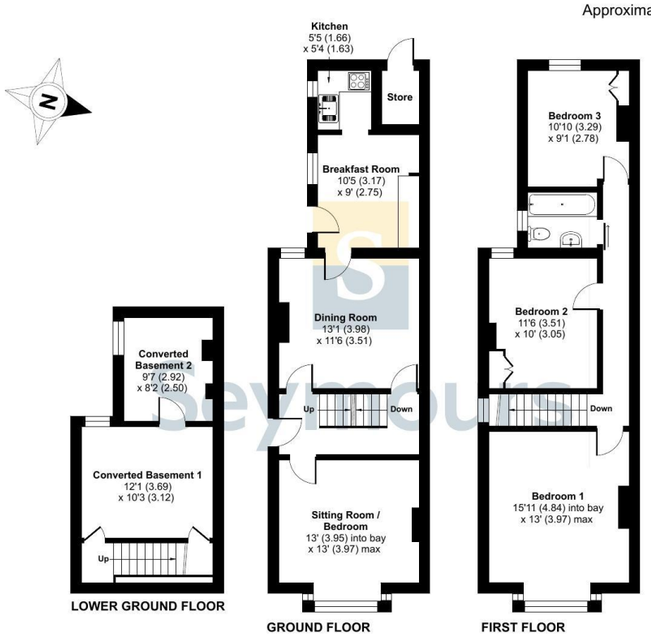
Floorplan

Manor Road, Guildford, GU2

Approximate Area = 1351 sq ft / 125.5 sq m
Outbuilding = 17 sq ft / 1.5 sq m
Total = 1368 sq ft / 127 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: 1523330







Seymours











111 Manor Road
Guildford, Surrey, GU2 9NR

£325,000 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 D
- 1368 sq. ft
- Guildford 1.2 miles

- No onward chain
- Semi-detached
- Converted basement
- Permit parking
- Opportunity to renovate and personalise
- Excellent transport links
- Highly-regarded schools nearby
- Wide range of amenities within easy reach

A four bedroom semi-detached home offering an excellent opportunity for a buyer to renovate and personalise throughout. The property benefits from two reception rooms, a tanked converted basement and a generous rear garden, and is offered to the market with no onward chain.

Manor Road is situated in the popular Stoughton area of Guildford, close to a good selection of local shops and everyday amenities. Guildford town centre is approximately 1.5 miles away, offering an extensive range of shops, restaurants, cafés and leisure facilities. The mainline railway station is also within easy reach and provides regular services to London Waterloo in approximately 35–40 minutes. The University of Surrey, Royal Surrey County Hospital and Surrey Research Park are conveniently accessible, while nearby schools include Stoughton Infant School, Northmead Junior School and Christ's College. Road links provide straightforward access to the A3, connecting with London, the M25 and the south coast.

The accommodation begins with an entrance hall leading into a spacious sitting room at the front of the property, featuring a wide bay window that provides plenty of natural light. A separate dining room is positioned to the rear and includes a fireplace and a door opening onto the garden.

The kitchen also overlooks and provides access to the rear garden. It is currently fitted with a range of units and offers considerable scope for replacement and redesign as part of the wider renovation. The two room converted basement has been tanked and provides useful additional space suitable for a variety of purposes. This was done by Surrey Basements circa 12 years ago.

Upstairs, there are three bedrooms, comprising two doubles and a further single bedroom. The family bathroom is fitted with a bath, wash hand basin and WC. The house requires renovation throughout, allowing a new owner to update and finish the accommodation to their own requirements.

Outside, the property has a front garden and a generous enclosed rear garden, which provides an excellent opportunity to create an attractive outdoor space. Residents permit parking is available on the road.

Transport Links
Guildford 1.2 miles
London Road (Guildford) 1.3 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

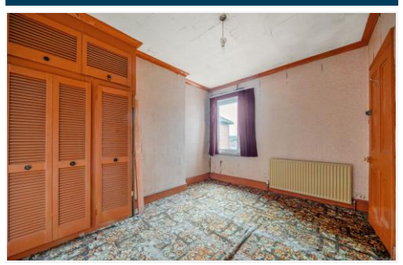


No onward chain





Spacious accommodation set over three floors



The Property Ombudsman
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