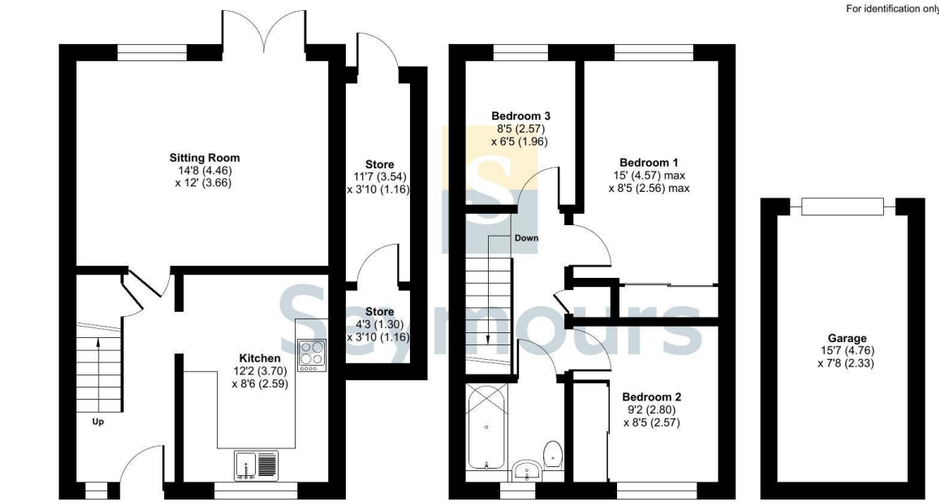
Floorplan

Findlay Drive, Guildford, Surrey, GU3

Approximate Area = 730 sq ft / 67.8 sq m
Garage = 119 sq ft / 11 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 911 sq ft / 84.5 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: 1529795







Seymours











9 Findlay Drive
Guildford, Surrey, GU3 3HT

£435,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

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Property details

- 3 bedrooms
- 1 bath
- EPC Rating C
- 911 sq. ft
- Guildford 1.9 miles
- End-of-terrace
- Garage in nearby block
- Residential parking
- Well-presented
- Airconditioning fitted in sitting room and main bedroom
- Excellent transport links
- Highly-regarded schools nearby
- Approximately 2 miles from Guildford town centre

This well-presented three bedroom end of terrace house benefits from a garage with power and light, together with residential parking alongside the house for three cars. The access to the right of the property, leading to the garage, forms part of the property's ownership. Situated in a residential cul-de-sac in the popular Rydes Hill area of Guildford, the house features an enclosed rear garden and Daikin air conditioning in both the sitting room and principal bedroom.

The entrance hall leads through to a spacious sitting room extending across the rear of the house. Wood flooring and a contrasting feature wall complement the room, while a window and glazed double doors provide plenty of natural light and direct access to the garden. Air conditioning provides added comfort during the warmer months.

The kitchen/breakfast room overlooks the front garden and is fitted with a range of wood-effect units, complemented by contrasting worktops and tiled splashbacks. There is an oven with a gas hob and extractor above, along with space for further appliances. Tiled flooring continues into the breakfast area, where there is room for a table and chairs.

Upstairs, the landing gives access to three bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and benefits from fitted wardrobe storage and Daikin air conditioning. The second bedroom is positioned at the front and also has fitted wardrobes, while the third is currently used as a home office. The bathroom comprises a bath with a pumped power shower above, a washbasin and WC, with white tiling and a window providing natural light.

The enclosed rear garden features a paved terrace immediately adjoining the sitting room, providing space for outdoor dining and seating. Steps lead up to a raised lawn, with a further paved seating area at the far end. Brick walls and timber fencing enclose the garden, while useful lean-to storage alongside the house benefits from power. To the front, a lawn and planted borders flank the pathway to the entrance.

Findlay Drive is situated within the Keens Park area of Rydes Hill, approximately 2 miles from Guildford town centre, and is conveniently placed for local shops and highly-regarded schools. Guildford offers an extensive choice of shops, restaurants and cafés, together with entertainment at the Yvonne Arnaud Theatre and G Live. The mainline station provides fast services to London Waterloo in approximately 35–40 minutes, while the A3 connects with the M25 for onward travel.

Transport Links
Guildford 1.9 miles
Worplesdon 2.1 miles

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



Situated within the Keens Park area of Rydes Hill





Two doubles bedrooms and a further single bedroom



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

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