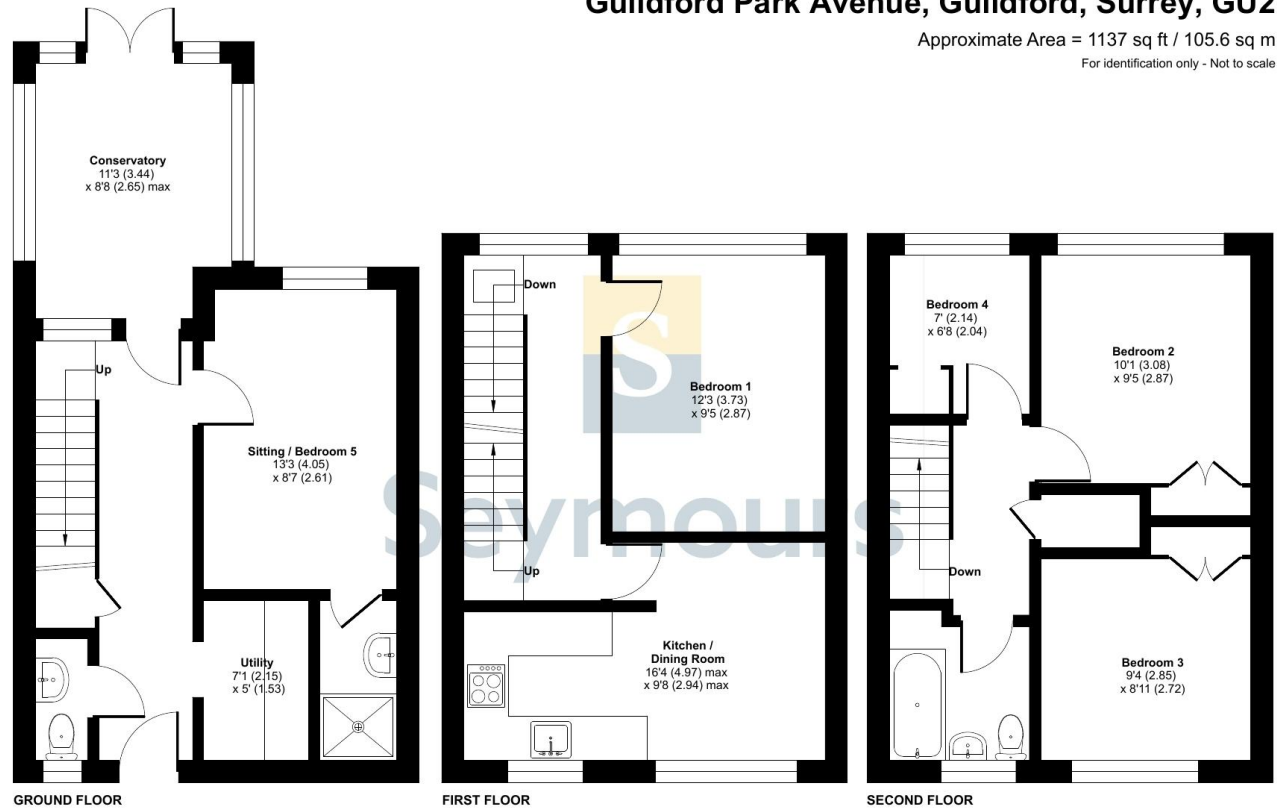


Floorplan

Guildford Park Avenue, Guildford, Surrey, GU2

Approximate Area = 1137 sq ft / 105.6 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: 1493087



Seymours



66 Guildford Park Avenue
Guildford, Surrey, GU2 7NL

£500,000 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

- 5 bedrooms
- 2 baths
- EPC Rating C
- 1137 sq. ft
- Guildford 0.8 miles
- Mid-terrace
- Townhouse
- No onward chain
- Investment opportunity
- Excellent transport links
- Close to the University of Surrey

A spacious five bedroom townhouse offered to the market with no onward chain, presenting an excellent investment opportunity in a highly convenient location close to Guildford town centre, the University of Surrey, the Royal Surrey County Hospital and Guildford mainline station. Arranged over three floors, the property benefits from flexible accommodation, a private rear garden and off-street parking to the front.

The ground floor comprises an entrance hall with a useful utility room, cloakroom and a generous reception room, currently used as a fifth bedroom, providing versatile accommodation to suit a range of requirements. To the rear, a conservatory overlooks and opens onto the garden, creating additional living space.

The first floor features a spacious kitchen/dining room fitted with a range of wall and base units, offering ample space for both cooking and dining. Also on this floor is a generous double bedroom overlooking the front of the property.

On the second floor are three further bedrooms, including two comfortable doubles and a fourth bedroom that could equally serve as a study or single bedroom. A family bathroom completes the accommodation.

Outside, the property enjoys a private rear garden with a patio adjoining the conservatory, leading onto an area of lawn with mature shrubs and a useful timber garden shed. To the front, there is off-street parking.

Guildford Park Avenue is ideally situated within easy reach of Guildford town centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Guildford mainline railway station provides fast and frequent services to London Waterloo, while the nearby University of Surrey and Royal Surrey County Hospital make the property particularly attractive as an investment. The A3 is also easily accessible, providing convenient links to London, the M25 and the south coast.

Transport Links

Guildford 0.2 miles
London Road (Guildford) 0.8 miles

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

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk



Offered to the market with
no onward chain



Investment opportunity

