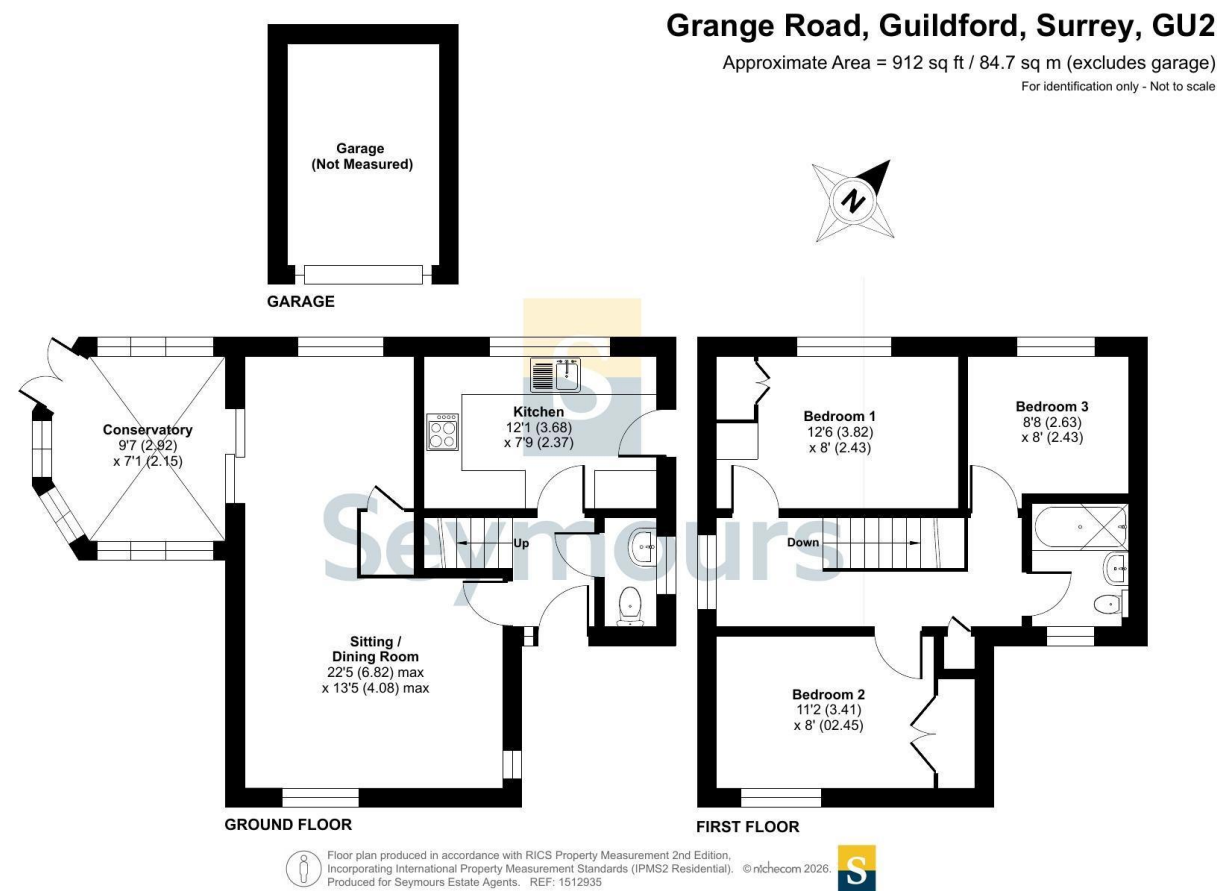


Floorplan



Seymours



212 Grange Road
Guildford, Surrey, GU2 9QU
£550,000 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 D
- 912 sq. ft
- Worplesdon 1.6 miles
- No onward chain
- Detached house
- Off-street parking
- Garage
- Conservatory
- Ground floor cloakroom
- Excellent transport links
- Highly-regarded schools nearby

A well-maintained three bedroom detached home offering well-proportioned accommodation, UPVC double-glazed windows throughout, off-street parking, a garage and an established garden. Offered to the market with vacant possession and no onward chain, the property provides an excellent opportunity for a new owner to modernise and personalise the accommodation.

The entrance hall provides access to a ground-floor cloakroom and the principal living spaces. The generous sitting/dining room extends across much of the ground floor, with a fireplace providing a central focal point and ample room for both seating and dining areas.

Sliding doors open from the dining area into a conservatory, which enjoys views over the garden and provides direct access outside. The kitchen is fitted with a range of units and work surfaces, with space for appliances and windows overlooking the garden.

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom and second bedroom are both doubles and benefit from fitted wardrobes, while the third is a spacious single bedroom that could also be used as a home office or nursery. The bathroom is fitted with a bath and shower over, WC and hand basin.

Outside, the property is approached via a driveway providing off-street parking and access to a separate garage. The established garden extends around the property and includes areas of lawn, mature planting and a paved terrace adjoining the conservatory, providing space for outdoor seating.

Grange Road is situated on the western side of Guildford, within easy reach of local shops, schools and bus services. Guildford town centre offers an extensive selection of shops, restaurants, cafés and leisure facilities, together with the historic cobbled High Street and mainline station, from which services to London Waterloo take approximately 35–40 minutes. The A3 is also readily accessible, providing connections to London, the M25 and the wider motorway network.

Transport Links

Worplesdon 1.6 miles
London Road (Guildford) 1.9 miles

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

Viewings by appointment only
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Spacious accommodation

