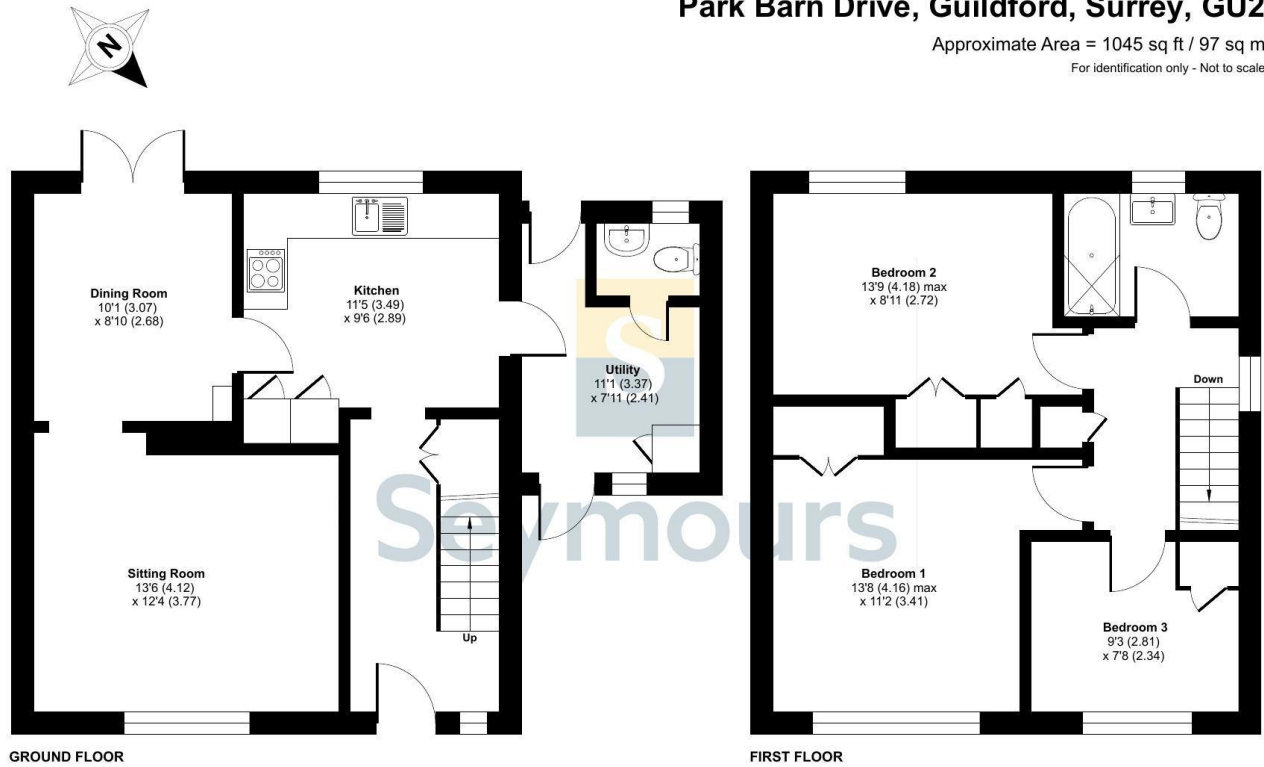


Floorplan

Park Barn Drive, Guildford, Surrey, GU2

Approximate Area = 1045 sq ft / 97 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). © nchecom 2026. Produced for Seymours Estate Agents. REF: 1500658



Seymours



59 Park Barn Drive
Guildford, Surrey, GU2 8ER

£450,000 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

- 3 bedrooms
- 1 bath
- EPC Rating C
- 1045 sq. ft
- Guildford 1.3 miles
- Semi-detached
- Off-street parking
- Generous garden
- Utility room
- Ground floor cloakroom
- Excellent transport links

This well-proportioned three bedroom semi-detached home offers spacious and versatile accommodation arranged over two floors, complemented by off-street parking, a car port, EV charging point and a particularly generous rear garden.

The accommodation is approached via an entrance hall with stairs rising to the first floor and access through to the principal ground-floor rooms. The sitting room is positioned to the front of the property and provides a comfortable main reception space, with a large window allowing for plenty of natural light.

To the rear is a separate dining room, ideally positioned for both everyday dining and entertaining, with double doors opening directly onto the rear garden. The adjoining kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, and also enjoys an outlook over the garden. From the kitchen there is access to a useful utility area, providing valuable additional storage and appliance space, together with a ground-floor cloakroom. This part of the house also benefits from its own external access.

On the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is a generous double room positioned to the front, while bedroom two is another well-sized double overlooking the rear. The third bedroom is also positioned to the front and would work equally well as a child’s bedroom, guest room or home office. Built-in storage cupboards positioned off the landing provide useful additional storage, while the boarded loft offers further practical storage space.

The family bathroom is fitted with a contemporary suite comprising a bath, wash hand basin and WC.

To the rear is a particularly generous garden, offering a substantial amount of outdoor space with areas of lawn, mature trees and established planting, together with a patio and pathway areas well suited to outdoor dining and entertaining. Useful sheds provide excellent additional storage. One of the sheds is particularly well equipped with a workbench, lighting and mains electricity, making it ideal for hobbies, DIY or workshop use.

Park Barn Drive is conveniently positioned for access to Guildford town centre, with its extensive range of shops, restaurants, cafés and leisure facilities, while the University of Surrey, Royal Surrey County Hospital and Surrey Research Park are all within easy reach. The surrounding area offers a good selection of local amenities, schools and recreational opportunities, making it a practical location for families and commuters alike. Guildford’s mainline station provides regular services to London Waterloo, while the nearby A3 gives convenient road access towards London, the M25 and the south coast.

Transport Links
Guildford 1.3 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



Generous garden



Spacious accommodation

