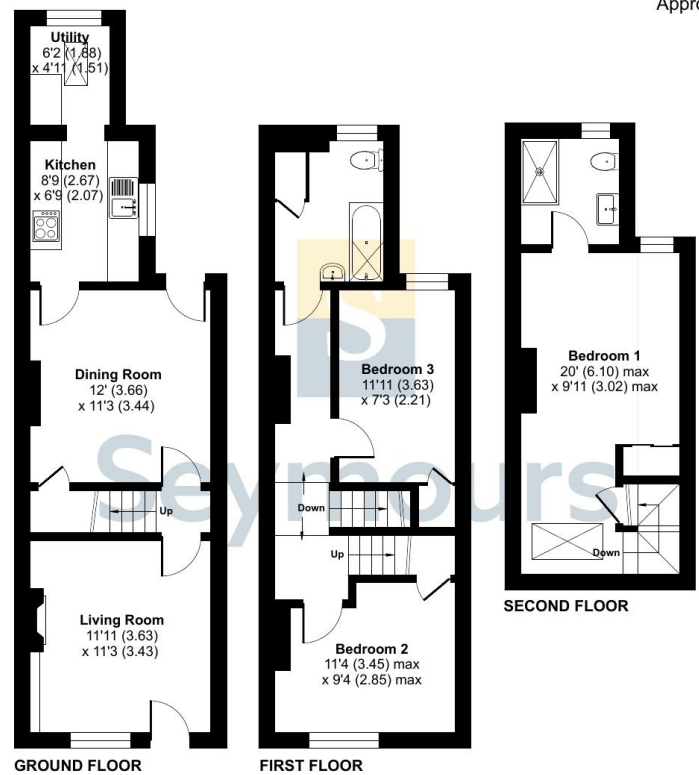


Ludlow Road, Guildford, Surrey, GU2

Approximate Area = 1023 sq ft / 95 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). © nchecon 2025. Produced for Seymours Estate Agents. REF: 1483561



Seymours



44 Ludlow Road
Guildford, Surrey, GU2 7NW

£600,000 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
- 2 baths
- EPC Rating D
- 1023 sq. ft
- Guildford 0.2 miles
- Mid-terrace
- Landscaped garden
- Located in the heart of Guildford
- Period property
- Loft converted
- Renovated by current owners
- Excellent transport links
- Highly-regarded schools nearby

This beautifully presented and thoughtfully improved three bedroom character home offers well-balanced accommodation arranged over three floors, combining period charm with stylish contemporary finishes. The property has been significantly enhanced by the current owners, including a loft conversion creating a superb principal bedroom with en-suite shower room and fitted wardrobes, a refitted kitchen, a re-roof and a beautifully landscaped and re-turfed rear garden.

The ground floor comprises a welcoming sitting room featuring attractive bespoke shelving and cabinetry alongside a charming feature fireplace. To the rear, the separate dining room provides an excellent space for entertaining and opens directly onto the garden, while the refitted kitchen is finished with an attractive range of shaker-style units, integrated appliances, ample worktop space and access through to a useful utility area.

On the first floor are two double bedrooms, one of which features an attractive period fireplace, together with a spacious family bathroom. Occupying the entire second floor, the impressive principal bedroom enjoys generous fitted wardrobes, useful eaves storage, a stylish en-suite shower room and air conditioning, creating a superb main bedroom suite.

Outside, the property benefits from an attractive front garden enclosed by low brick walls and railings. The rear garden has been thoughtfully landscaped and re-turfed, featuring a paved terrace adjoining the house, steps leading to a level lawn, and a further patio at the end of the garden, providing ideal spaces for outdoor dining and entertaining.

Ludlow Road is a popular residential road conveniently positioned within easy reach of Guildford town centre and the mainline station, providing fast and frequent services to London Waterloo. Guildford offers an extensive range of shopping, restaurants, cafes and leisure facilities, together with highly regarded schools, the University of Surrey and the Royal Surrey County Hospital. The nearby A3 provides excellent road links to London, the M25 and the south coast, while the Surrey Hills Area of Outstanding Natural Beauty offers miles of beautiful countryside for walking and outdoor recreation.

Transport Links

Guildford 0.2 miles
London Road (Guildford) 0.9 miles

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

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



Landscaped garden



Converted loft with en-suite and fitted wardrobes

