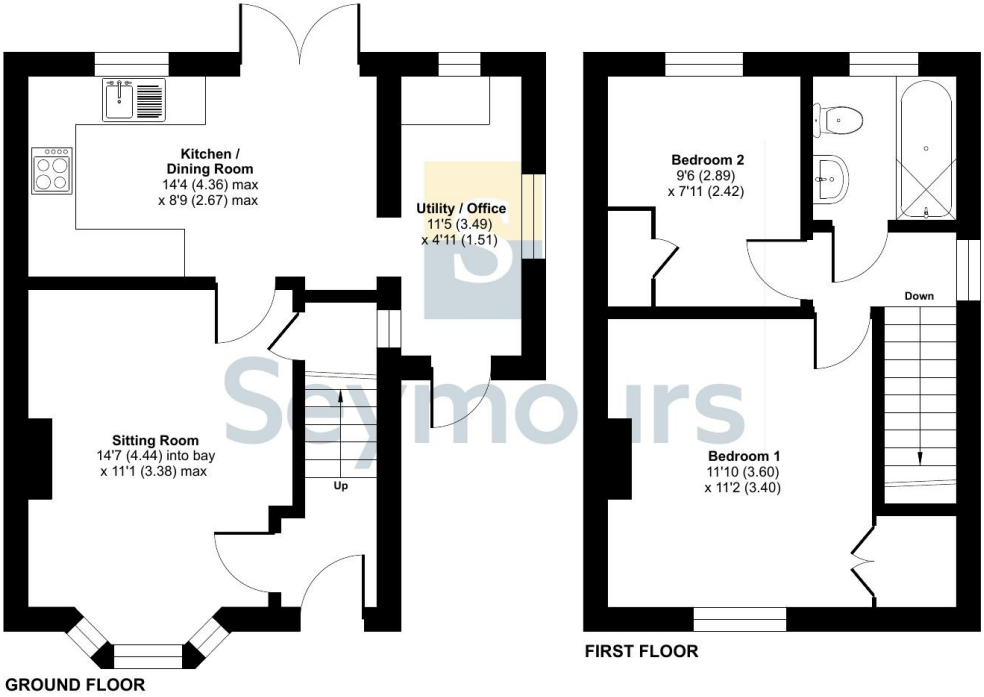




Hillspur Road, Guildford, Surrey, GU2

Approximate Area = 697 sq ft / 64.7 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). © n/ahecom 2026. Produced for Seymours Estate Agents. REF: 1494830



Seymours



15 Hillspur Road
Guildford, Surrey, GU2 8HE

£385,000 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

- 2 bedrooms
- 1 bath
- EPC Rating E
- 697 sq. ft
- Guildford 1.2 miles
- Semi-detached
- Private garden
- Elevated position
- On street parking
- Utility / office
- Excellent transport links

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

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

A well-presented two bedroom semi-detached home occupying a peaceful elevated position on the sought-after hillside of Hillspur Road, enjoying far-reaching views across Guildford from the principal bedroom. Ideally situated within easy reach of Guildford town centre, excellent local schools, nearby shops and the A3, the property also benefits from a versatile utility room/home office and a private rear garden.

The accommodation comprises a welcoming entrance hall leading to a bright sitting room with a large bay window and bioethanol stove. To the rear is a spacious kitchen/dining room fitted with a comprehensive range of units, ample work surfaces and French doors opening onto the rear terrace. Adjoining the kitchen is a versatile utility room providing additional storage and an ideal space for home working or hobbies.

Upstairs are two double bedrooms, both with built-in storage. The principal bedroom enjoys elevated views across Guildford, while the family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Outside, the property enjoys an attractive front garden with mature planting. The private rear garden is arranged over tiers, with a generous patio adjoining the house and steps leading to a lawn bordered by established trees and shrubs.

Hillspur Road is a popular residential road on the western side of Guildford, well placed for local shops, schools, parks and a family-friendly pub. Guildford town centre offers an excellent range of shopping, restaurants and leisure facilities, together with a mainline railway station providing fast services to London Waterloo. The A3 is also easily accessible, providing convenient links to London, the M25 and the south coast.

Sellers comments:

We have absolutely loved our five years on Hillspur Road. We originally fell in love with the house because of its quiet hillside location, the beautiful natural light that floods the rooms all year round, stunning views across Guildford from the main bedroom and the bonus utility room.

When we first moved in, it was just the two of us. Since then, our house has evolved with us to become a wonderful family home. It's been perfect for both stages of our lives: close enough to Guildford town centre to enjoy everything it has to offer, yet peacefully tucked away and within walking distance of a parade of shops, a great park, a family-friendly pub and excellent schools.

The bright, airy kitchen has been the heart of our home - the perfect setting for family meals and a wonderful spot to sit and keep an eye on our eldest playing in the garden. The beautiful bay window in the living room is another of our favourite features; we have so many fond memories of decorating our Christmas tree and putting it there, pride of place. Meanwhile, the utility room has been a brilliant, versatile space, serving as a quiet spot for home working and allowing us to keep on top of the laundry without the noise disturbing the rest of the house.

We'll be sad to say goodbye to Hillspur Road. It's where we became a family and where we've experienced our most important milestones. We hope the next owners will love living here just as much as we have, and fill this bright, happy home with special memories of their own.

Transport Links

Guildford 1.2 miles
London Road (Guildford) 1.6 miles



Well-presented



Desirable location

