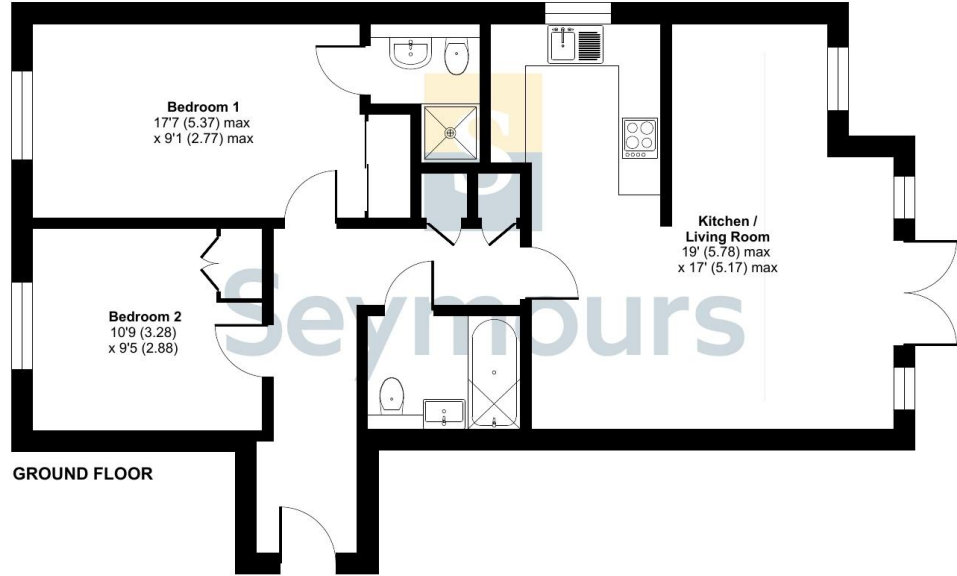


Woodbridge Road, Guildford, GU1

Approximate Area = 773 sq ft / 71.8 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: 1498373



4 Boundary View,
41 – 42 Woodbridge Road, GU1 4HJ
£390,000 Guide Price

Property details

- 2 bedrooms
- 2 baths
- EPC Rating C
- 773 sq. ft
- Guildford 0.5 miles
- Ground floor apartment
- One allocated parking space with a secure gated car park
- Located in the heart of Guildford
- Modern
- Beautifully-presented
- Features a private terrace
- Excellent transport links
- Wide range of amenities nearby

A beautifully presented ground floor apartment offering stylish and contemporary accommodation with the rare benefit of two bathrooms. Ideally situated within easy reach of Guildford town centre and London Road railway station, the property also enjoys direct access to a private terrace, making it an excellent choice for first-time buyers, downsizers or investors.

The accommodation is entered via a welcoming entrance hall with useful built-in storage. The heart of the home is a bright and spacious open-plan kitchen, dining and living room, providing an ideal space for both everyday living and entertaining. The modern kitchen is fitted with a comprehensive range of high-gloss wall and base units, generous work surfaces, integrated dishwasher and fridge freezer, and space for further white goods, while the sitting area enjoys French doors opening directly onto the private terrace with attractive views across Guildford cricket ground.

The principal bedroom is a generous double room benefitting from fitted wardrobes and a stylish en-suite shower room. The second bedroom is well proportioned and equally suited as a guest bedroom, home office or nursery, served by a contemporary family bathroom fitted with a bath and shower over.

Outside, the apartment enjoys a private paved terrace, perfect for outdoor seating and relaxing, with an attractive outlook towards the neighbouring cricket ground. The property also benefits from one allocated parking space within a secure gated residents' car park. The development is well maintained and enjoys a highly convenient position close to Guildford town centre and the extensive recreational facilities of nearby Stoke Park.

Guildford is a vibrant and historic county town offering an excellent selection of shops, restaurants, cafés and leisure facilities, together with the Yvonne Arnaud Theatre, G Live entertainment venue and picturesque walks along the River Wey. London Road and Guildford mainline railway stations are both within easy reach, while Guildford mainline station provides fast and frequent services to London Waterloo in approximately 35 minutes. The nearby A3 also offers excellent road connections to the M25, Heathrow and Gatwick airports, making the town an ideal base for both commuters and families alike.

Length of lease: 125 years from 01/03/2013
Ground rent: £200 per annum, increasing by £50 every 25 years. The next increase is due on 1 March 2038
Service charge: £1,050 per annum

Transport Links

Guildford 0.5 miles
London Road (Guildford) 0.5 miles

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

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



A two bedroom, ground floor modern apartment



Private terrace

