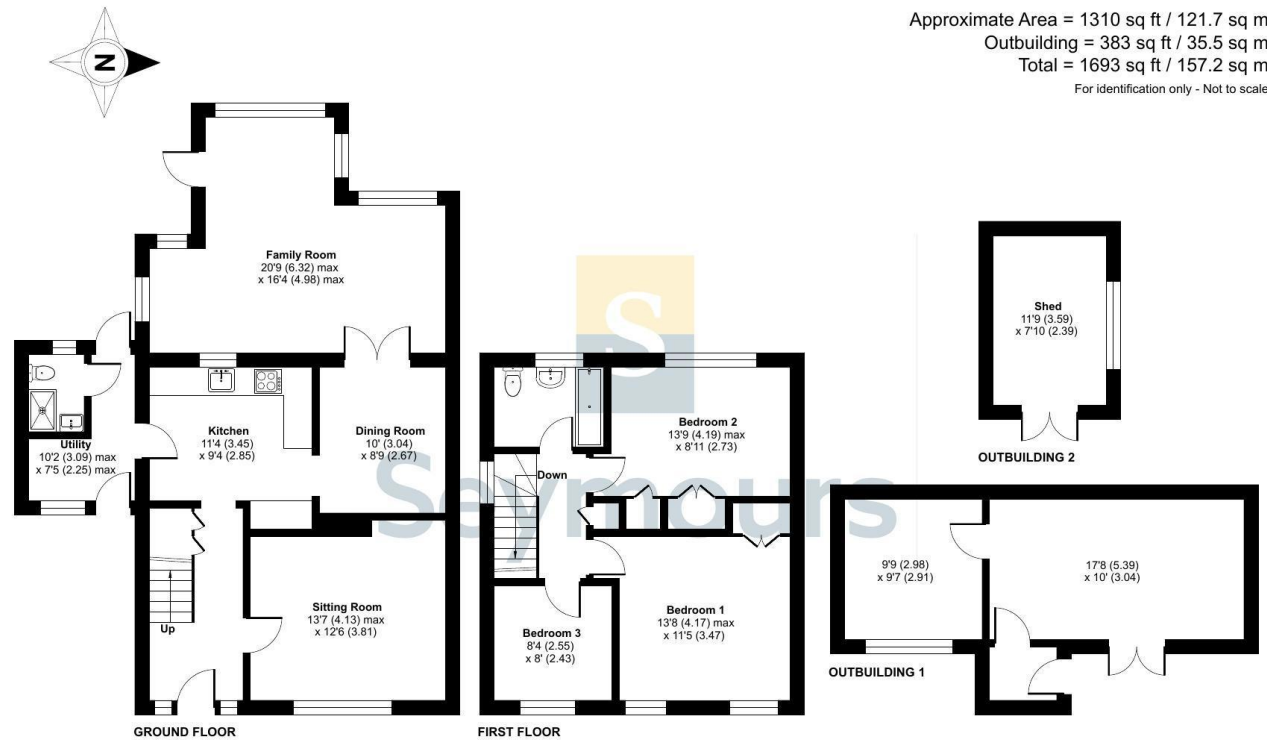


Fir Tree Road, Guildford, Surrey, GU1

Approximate Area = 1310 sq ft / 121.7 sq m
Outbuilding = 383 sq ft / 35.5 sq m
Total = 1693 sq ft / 157.2 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/a/ecom 2026. Produced for Seymours Estate Agents. REF: 1508130



Seymours



69 Fir Tree Road
Guildford, Surrey, GU1 1JW
£500,000 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
- 1693 sq. ft
- London Road (Guildford)

- End-of-terrace
- Off-street parking
- Generous garden
- Outbuilding
- Three reception rooms
- Utility room
- Excellent transport links
- Well-regarded schools nearby

This well-proportioned three bedroom home offers generous and versatile accommodation, complemented by an impressive family room, useful utility space and an outbuilding. Set behind a front garden and driveway, the property provides a practical layout ideally suited to family life and entertaining.

The ground floor includes a comfortable sitting room to the front, while the contemporary kitchen features sleek white cabinetry, integrated appliances, contrasting work surfaces and a striking red splashback. An adjoining dining room provides ample space for a family dining table and connects via folding doors to the impressive family room beyond.

The family room is a particular highlight, offering a substantial and flexible living space with excellent natural light and views over the rear garden. There is plenty of room for seating alongside play, hobby or entertaining areas. A useful utility area with external access and additional facilities completes the ground-floor accommodation.

Upstairs are three bedrooms, including two generous doubles and a versatile third bedroom suitable for a child's room, guest room or home office. The family bathroom is fitted with a white suite including a bath with shower above, wash basin and WC.

Outside, the rear garden has been arranged for easy maintenance and family enjoyment, with lawned areas, paved seating and entertaining spaces and a play area. The property also benefits from substantial outbuilding, providing excellent additional space for storage, hobbies, a workshop, gym or home working, subject to any necessary permissions.

Fir Tree Road is conveniently positioned within Guildford's popular GU1 area, providing access to the town centre's extensive shopping, dining and leisure facilities. Guildford is well regarded for its schools and transport connections, with railway services towards London and excellent road links via the A3. Nearby parks, open spaces and the Surrey countryside also provide plenty of opportunities for outdoor recreation.

Transport Links

London Road (Guildford) 1.3 miles
Guildford 1.5 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



Landscaped garden with outbuilding



Spacious accommodation

