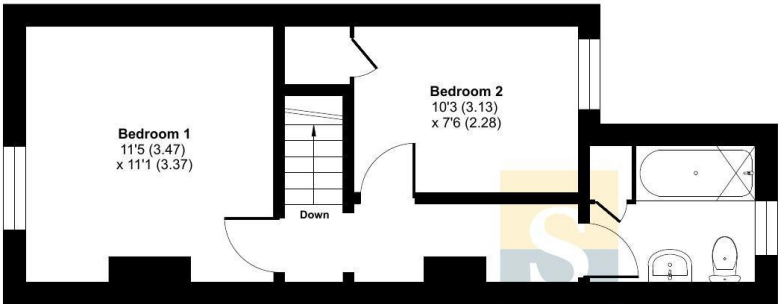
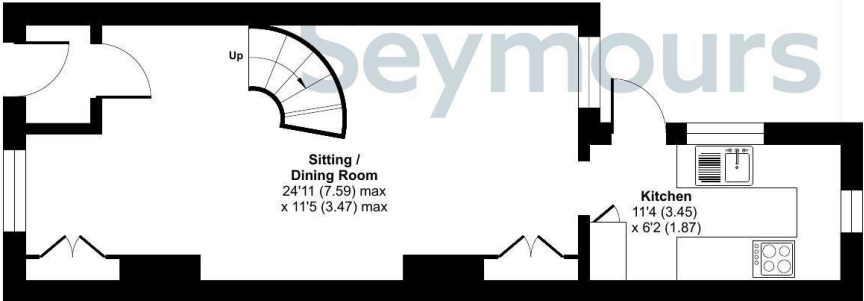


Stoughton Road, Guildford, Surrey, GU2

Approximate Area = 695 sq ft / 64.5 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 747 sq ft / 69.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1495130



Seymours



331 Stoughton Road
Guildford, Surrey, GU2 9LR

£350,000 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 C
- 747 sq. ft
- Guildford 1.4 miles
- Mid-terrace
- Period property
- Private rear garden
- Recently redecorated
- Newly fitted carpets
- On street parking
- Excellent transport links
- Within easy reach of Guildford town centre

Offered to the market with no onward chain, this attractive two bedroom character home has recently been redecorated and benefits from newly fitted carpets, creating a fresh and neutral interior ready for a new owner to move into. The property combines period features with well-proportioned accommodation and a generous rear garden, conveniently positioned on Stoughton Road in Guildford.

The ground floor is centred around an impressive sitting/dining room, creating a versatile open-plan living space with plenty of room for both seating and dining areas. Character features include fireplaces at either end, with a wood-burning stove providing an appealing focal point, while the distinctive open staircase rises through the room. To the rear, the separate kitchen is arranged with fitted units and work surfaces to both sides and provides access out towards the garden.

Upstairs, the first floor landing leads to two bedrooms and the bathroom. The principal bedroom is a particularly generous double, and the second bedroom provides flexible accommodation suitable as a bedroom, home office or study. The bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC.

Outside, the property has an enclosed frontage, while the established rear garden extends away from the house and offers considerable scope for a new owner to landscape and personalise. There is a patio immediately adjoining the property, mature trees and planting, together with a shed.

Stoughton Road is conveniently situated for access to both Guildford town centre and the surrounding local amenities. Stoughton itself offers a range of everyday shops and services, while Guildford provides an extensive selection of shopping, restaurants, cafés, leisure facilities and entertainment. The area is also well placed for road connections via the A3, providing access towards London, the M25 and the south coast, while Guildford's railway stations offer services towards London and surrounding towns. There are also a number of schools and recreational facilities within the wider area.

With its characterful interior, two-bedroom accommodation, substantial rear garden and no onward chain, the property represents an appealing opportunity for buyers looking for a home in a convenient Guildford location.

Transport Links

Guildford 1.4 miles
London Road (Guildford) 1.5 miles

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

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

