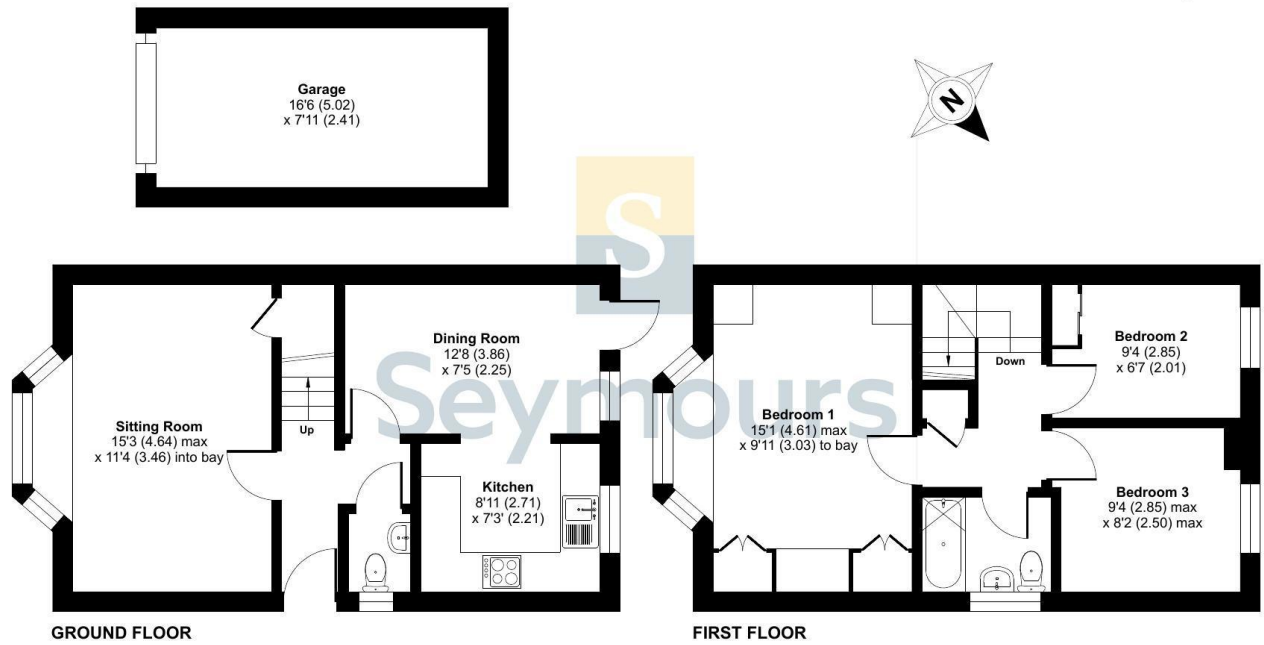


Shelton Close, Guildford, Surrey, GU2

Approximate Area = 822 sq ft / 76.3 sq m
Garage = 130 sq ft / 12 sq m
Total = 952 sq ft / 88.3 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 2026. Produced for Seymours Estate Agents. REF: 1511532



Seymours



11 Shelton Close
Guildford, Surrey, GU2 9YW

£425,000 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
- 1 bath
- EPC Rating C
- 952 sq. ft
- Worplesdon 1.7 miles
- No onward chain
- End-of-terrace
- Garage
- Situated in a cul-de-sac on the northern side of Guildford
- Two reception rooms
- Ground floor cloakroom
- Excellent transport links
- Highly-regarded schools nearby

A well-proportioned three bedroom end-of-terrace home offering spacious and versatile accommodation, complemented by an enclosed rear garden and a garage situated in a nearby block. Offered to the market with the benefit of no onward chain.

The entrance hall provides access to the principal ground floor rooms and a useful cloakroom. The generous sitting room is positioned to the front of the property and features a wide bay window allowing for plenty of natural light.

To the rear is a separate dining room with glazed doors opening directly onto the garden. An archway leads into the adjoining kitchen, which is fitted with a range of wall and base units, work surfaces and space for appliances, with a window overlooking the garden.

On the first floor, the principal bedroom is a generous double size and benefits from a bay window and extensive fitted storage. There are two further bedrooms, one of which also has fitted storage, together with a family bathroom comprising a bath with shower over, wash basin and WC.

Outside, the rear garden is enclosed by fencing and enjoys a pleasant wooded backdrop, providing a good degree of seclusion. The garden is mainly laid to lawn with paved areas for outdoor seating, together with a timber shed and gated access. A garage situated in a nearby block provides useful parking or storage.

Shelton Close is situated in a quiet residential cul-de-sac on the northern side of Guildford, within easy reach of local shops, schools and bus services.

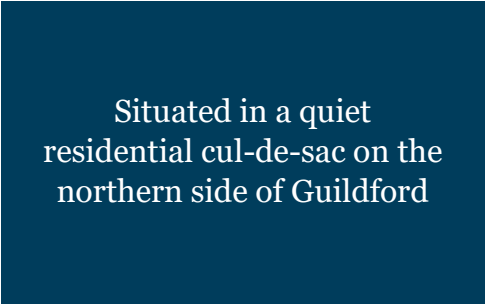
Guildford town centre offers an excellent range of shops, restaurants, cafés and leisure facilities, centred around its historic cobbled High Street. Cultural attractions include the Yvonne Arnaud Theatre, G Live and Guildford Castle, while riverside walks can be enjoyed along the River Wey. The town is also home to the University of Surrey and a wide choice of highly regarded schools. Guildford’s mainline station provides regular services to London Waterloo in approximately 35–40 minutes, while the A3 offers convenient access to London, the M25 and the wider motorway network.

Transport Links

Worplesdon 1.7 miles

Guildford 2.1 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

