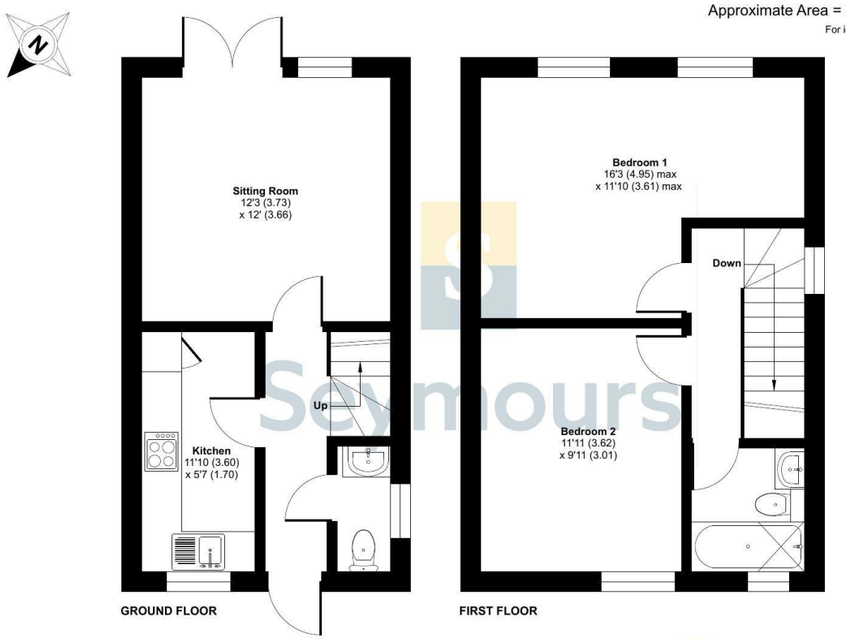
Floorplan

Woodside Road, Guildford, Surrey, GU2

Approximate Area = 685 sq ft / 63.6 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1498016







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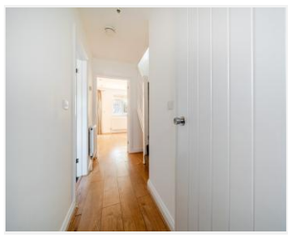

45 Woodside Road
Guildford, Surrey, GU2 8HH

£385,000 Offers in excess of

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 685 sq. ft
- Guildford 1.1 miles
- No onward chain
- End-of-terrace
- Off-street parking
- Private rear garden
- Two double bedrooms
- Excellent transport links
- Within easy reach of Guildford town centre
- Highly-regarded schools nearby

A well-presented two double bedroom house offering bright and well-proportioned accommodation, complemented by off-street parking and a private rear garden. The property is offered to the market with no onward chain.

The entrance hall provides access to a useful ground-floor cloakroom, the kitchen and the main reception room, with stairs rising to the first floor. Positioned to the front, the kitchen is fitted with a range of white wall and base units, contrasting work surfaces and tiled splashbacks, together with an integrated oven and hob and space for appliances.

The sitting room is a bright and generous space with wood-effect flooring, windows overlooking the garden and double doors opening directly onto the patio.

Upstairs are two well-proportioned double bedrooms, including a particularly spacious principal bedroom. The accommodation is completed by a family bathroom fitted with a bath and shower over, wash basin and WC.

Outside, the frontage is block paved to provide off-street parking. The private rear garden features a paved patio adjoining the house, with steps leading to a raised area enclosed by fencing and mature trees.

Woodside Road is conveniently situated for local shops, schools and bus services, with the University of Surrey and Royal Surrey County Hospital also within easy reach. Guildford town centre is approximately two miles away and offers an extensive selection of shops, restaurants and leisure facilities, together with a mainline station providing regular services to London Waterloo in approximately 35–40 minutes. The nearby A3 gives convenient access to London, the M25 and the wider motorway network.

Transport Links

Guildford 1.1 miles
London Road (Guildford) 1.6 miles

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

Viewings by appointment only
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Bright and spacious accommodation





No onward chain



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