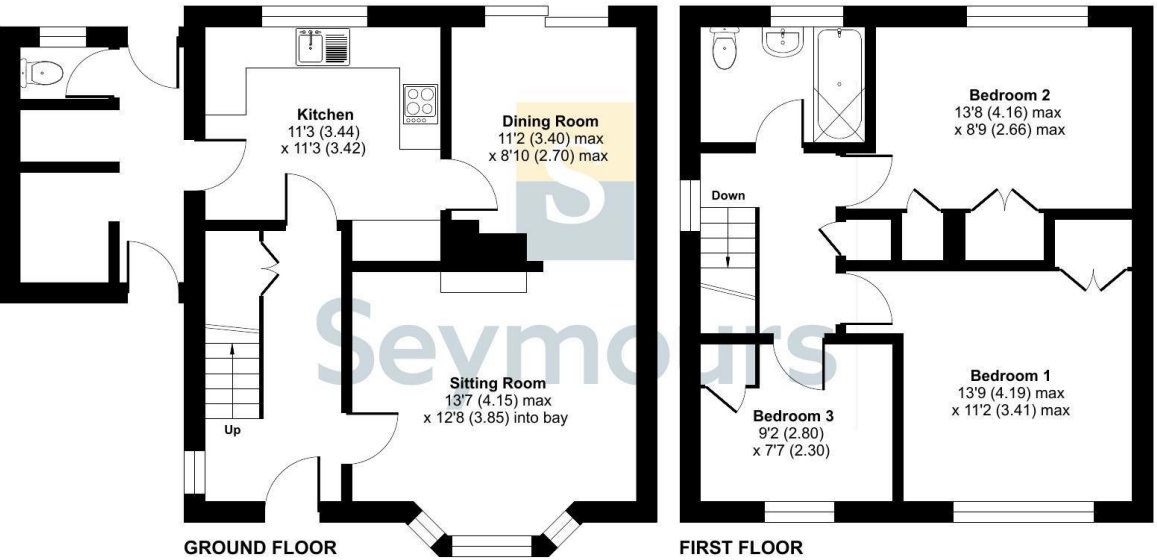


Lime Grove, Guildford, Surrey, GU1

Approximate Area = 1047 sq ft / 97.2 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1503559



Seymours



133 Lime Grove
Guildford, Surrey, GU1 1PH

£450,000 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 D
- 1047 sq. ft
- Guildford 1.5 miles
- Semi-detached
- Off-street parking
- Garden
- Two reception rooms
- Popular residential area
- Well placed for access to Guildford town centre
- Excellent transport links
- Well-regarded schools nearby

A well-presented three bedroom semi-detached house offering well-proportioned accommodation, with off-street parking to the front and a generous rear garden.

The entrance hall provides access to the principal ground-floor rooms and stairs to the first floor. The sitting room is positioned at the front of the property and features a wide bay window together with a fireplace. To the rear is a separate dining room with sliding doors opening directly onto the garden, while the adjoining kitchen is fitted with a range of units and work surfaces, integrated cooking appliances and space for further appliances. A useful ground-floor WC and adjoining store provide additional practicality.

Upstairs, the landing leads to three bedrooms, comprising two generous double rooms and a third single bedroom. The family bathroom is fitted with a bath and separate shower enclosure, together with a wash basin and WC.

Outside, a driveway to the front provides off-street parking, with an area of lawn alongside. The rear garden is predominantly laid to lawn with planted borders and mature trees and shrubs providing a leafy backdrop. A pathway leads through the garden, where there are also two timber garden sheds, while a gravel area immediately adjoining the house provides space for outdoor seating.

Lime Grove is conveniently situated in a popular residential area of Guildford, well placed for access to the town centre and its extensive range of shops, restaurants, cafés and leisure facilities. Guildford mainline station provides regular services to London Waterloo, making the location particularly convenient for commuters, while the A3 offers excellent road links towards London, the M25 and the south coast. The area is also well served by a selection of schools and everyday amenities, with a number of parks and open spaces nearby providing opportunities for walking and recreation.

Transport Links

Guildford 1.5 miles
London Road (Guildford) 1.5 miles

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

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk



Generous garden

