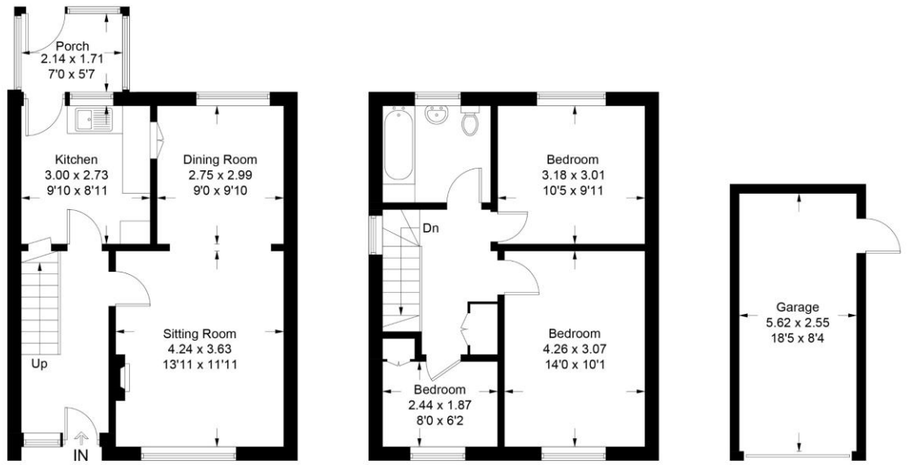
Floorplan

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 102.6 sq m / 1104 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1336763)
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Seymours

















37 Bryanstone Avenue
Guildford, Surrey, GU2 9UW

£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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 1104 sq. ft
- Guildford 1.7 miles
- Semi-detached
- Off-street parking
- Garage
- Two reception rooms
- Generous rear garden
- Excellent transport links
- Highly-regarded schools nearby
- Sought-after location

A well-maintained three bedroom semi-detached home, lovingly cared for by the current owner for over 50 years, situated in a popular residential area of Guildford. The property offers bright and spacious living accommodation, complemented by an established rear garden, driveway parking and a detached garage, with local shops, schools and green spaces within easy reach.

The entrance hall provides a welcoming introduction, with stairs to the first floor and useful understairs storage. The sitting room enjoys a pleasant outlook to the front through a large window, with a fireplace providing a focal point. A wide opening connects this room to the dining room, creating a sociable arrangement with natural light from both ends.

Overlooking the rear garden, the dining room provides space for a table and accompanying furniture. The adjoining kitchen is fitted with a range of cupboards and work surfaces, with space for appliances and a window above the sink. A glazed rear porch provides access to the garden. Although carefully maintained, the kitchen offers an opportunity for a new owner to update the fittings to suit modern tastes.

Upstairs, there are two spacious double bedrooms and a further single bedroom, which would also make a useful home office. The rear double bedroom benefits from built-in wardrobes, while the landing provides additional cupboard storage. The family bathroom comprises a bath, wash hand basin and WC, and, like the kitchen, is neatly presented with scope for updating. The property also benefits from a spacious and partly boarded loft.

The rear garden is predominantly laid to lawn, bordered by planting beds, established shrubs and timber fencing. Paved areas provide space for outdoor seating, while a timber shed offers useful garden storage. The detached garage is positioned alongside the garden, with a driveway extending down the side of the house. To the front, a neatly arranged gravelled garden with planted borders complements the well-kept exterior.

Bryanstone Avenue is situated in the established Stoughton area, conveniently placed for local shops, everyday amenities and nearby green spaces. Schools in the surrounding area include Stoughton Infant School, Northmead Junior School and St Joseph's Catholic Primary School. Guildford town centre offers a wide choice of shops, restaurants and leisure facilities, together with mainline rail services to London Waterloo, while the A3 provides connections towards London, the south coast and the M25.

Transport Links
Guildford 1.7 miles
London Road (Guildford) 1.9 miles

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

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

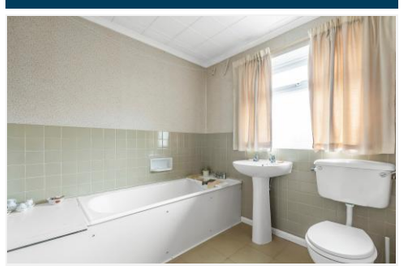


Spacious accommodation





Within easy reach of Guildford town centre



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