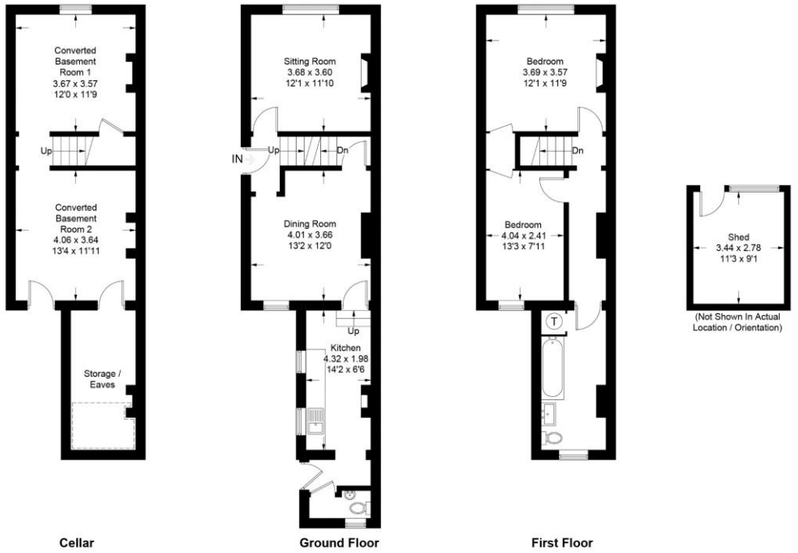
Floorplan

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft
Cellar = 41.9 sq m / 451 sq ft
(Including Eaves)
Shed = 9.7 sq m / 104 sq ft
Total = 139.4 sq m / 1500 sq ft

= Reduced headroom below 1.5m / 5'0



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. (ID1341290)
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Seymours











31 Springfield Road
Guildford, Surrey, GU1 4DW

£550,000 Asking 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

- 2 bedrooms
- 1 bath
- EPC Rating TBC
- 1396 sq. ft
- TCB

- Two Bedrooms
- Two Reception Rooms
- Two Converted Basements
- Family Bathroom
- Garden
- Short Distance to Station and High Street.
- No Onward Chain

A charming and characterful two-bedroom period home, ideally located in Guildford town centre, offering versatile accommodation arranged over three levels. Period features, including attractive timber flooring and feature fireplaces, complement the practical living spaces and natural light.

The ground floor comprises a welcoming sitting room, separate dining room, fitted kitchen and a cloakroom. The upper floor offers two double bedrooms and a family bathroom, while the converted basement provides a useful double room with its own door leading directly to the garden.

To the rear, a delightful, paved garden is framed by mature hedging and established greenery, creating a wonderfully private and leafy retreat. Steps lead towards the house, with inviting spaces to sit and relax.

Combining period charm, flexible accommodation and an attractive garden, this appealing home is conveniently positioned for Guildford town centre, local amenities and transport connections.

Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside and the London skyline

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

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

Contact Simon Kelso



A stunning period home with lots of character features and no onward chain.





A short walk of the High Street and both railway stations.

