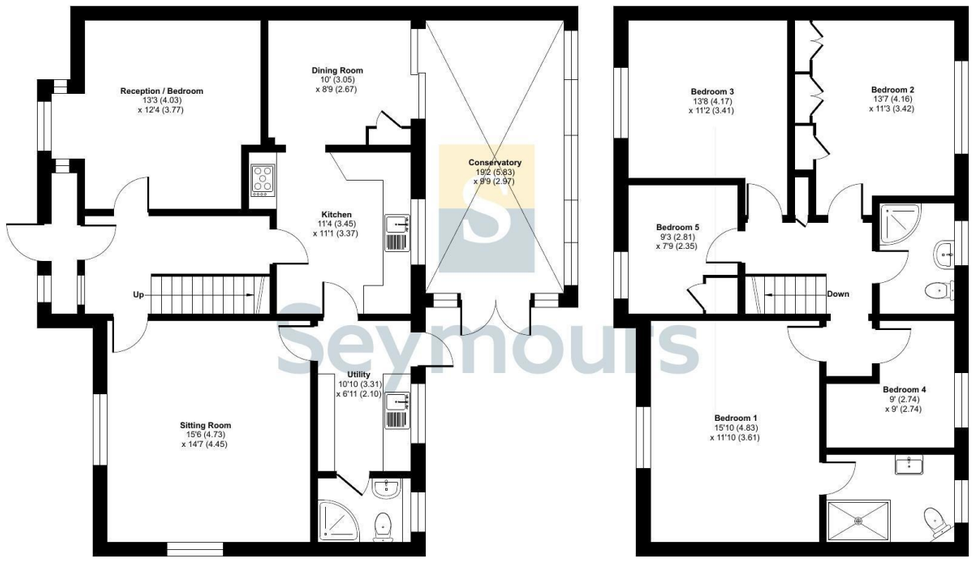
Floorplan

Almond Close, Guildford, Surrey, GU1

Approximate Area = 1867 sq ft / 173.4 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: 1510506







Seymours











22 Almond Close
Guildford, Surrey, GU1 1NN

£500,000 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

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Property details

- 5 bedrooms
- 3 baths
- EPC Rating C
- 1867 sq. ft
- London Road (Guildford) 1.4 miles
- No onward chain
- Semi-detached house
- Off-street parking
- Versatile accommodation
- Utility room
- Suitable for a variety of buyers, including families and investors
- Excellent transport links
- Well placed for local schools and University

A substantial five bedroom home, currently operating as a successful HMO, offering spacious and highly versatile accommodation suitable for both continued investment use or occupation as a family home. The property also benefits from off-street parking and an enclosed rear garden. Offered to the market with the benefit of no onward chain.

The entrance hall provides access to a generous room with wood flooring and windows to two aspects, which could be used as either a reception room or bedroom, depending on requirements. A further versatile room is also situated on this floor, providing scope for use as an additional sitting room, dining room, home office or bedroom.

The kitchen is fitted with a range of wall and base units and opens into a separate dining room, from which sliding doors lead into the conservatory. Extending across the rear of the property, the conservatory provides additional reception space with double doors opening onto the garden. An adjoining utility room offers useful storage and appliance space, together with access to a ground-floor shower room and a door leading outside.

The first floor provides five bedrooms of varying sizes, offering flexibility for family life, home working or hobbies. Bedroom one benefits from an en-suite shower room, while a separate family shower room completes the accommodation.

Outside, the front of the property provides off-street parking for several vehicles. The enclosed rear garden features areas of lawn, mature trees and shrubs, a pond and a substantial decked seating area, providing ample space for outdoor dining and entertaining.

Almond Close is situated on the northern side of Guildford, conveniently placed for the University of Surrey, Royal Surrey County Hospital and Surrey Research Park. Local shops, schools and bus services are also within easy reach, while Guildford town centre offers an extensive selection of shops, restaurants, cafés and leisure facilities. The mainline station provides regular services to London Waterloo, and the A3 offers convenient connections to London, the M25 and the wider motorway network.

Transport Links
London Road (Guildford) 1.4 miles
Guildford 1.6 miles

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



No onward chain





Versatile accommodation



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