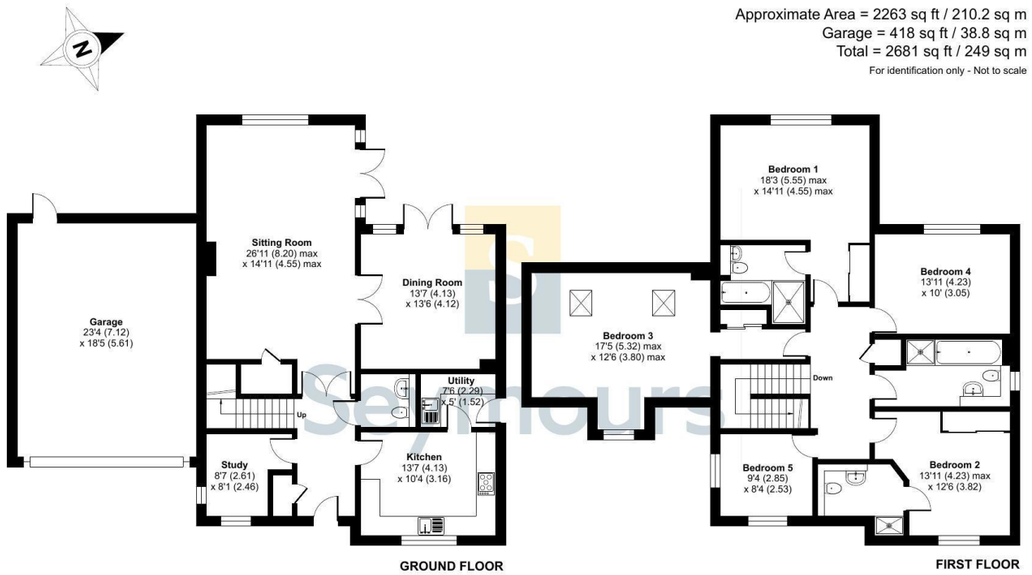
Floorplan



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: 1511483







Seymours











45 Knox Road
Guildford, Surrey, GU2 9AH

£850,000 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

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Property details

- 5 bedrooms
- 2 baths
- EPC Rating C
- 2681 sq. ft
- Worplesdon 1.7 miles
- No onward chain
- Substantial detached house
- Off-street parking
- Garage
- Utility room
- Two reception rooms
- Study
- Excellent transport links

No onward chain. A substantial five bedroom detached home offering generous and versatile accommodation, complemented by a private rear garden, driveway parking and a double garage. The property is ideally suited to modern family life, with two reception rooms, a study, three bath/shower rooms and excellent practical space throughout.

The entrance hall provides access to a useful study, ideally positioned for working from home, together with a ground-floor cloakroom. The kitchen is fitted with an extensive range of wooden cabinetry and integrated appliances, with a separate utility room providing further storage and space for laundry appliances.

A separate dining room offers ample space for entertaining and has double doors opening onto the rear garden. The particularly generous sitting room is filled with natural light from windows and glazed doors on two sides, with a fireplace creating an attractive focal point and direct garden access completing the room.

Upstairs, the impressive principal bedroom benefits from a spacious en-suite bathroom with both a bath and separate shower enclosure. Bedroom two also has its own en-suite bathroom, while the three remaining bedrooms are all well-proportioned doubles, including an especially spacious third bedroom with rooflights. A separate family bathroom completes the first-floor accommodation, providing three bathrooms in total.

Outside, the property is approached via a brick-paved driveway providing off-street parking and access to the integral double garage. The enclosed rear garden extends around the side of the house and is mainly laid to lawn, with mature shrubs, established boundaries and plenty of scope for landscaping to suit individual requirements.

Knox Road forms part of the popular Queen Elizabeth Park development, conveniently positioned for local shops, green spaces and bus services into Guildford. The Royal Surrey County Hospital, University of Surrey and Surrey Research Park are all within easy reach, together with a broad selection of well-regarded state and independent schools. Guildford town centre offers an extensive range of shopping, dining and leisure facilities, while the mainline station provides 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

Worplesdon 1.7 miles
Guildford 1.9 miles

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

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



Spacious accommodation throughout





No onward chain



The Property Ombudsman
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