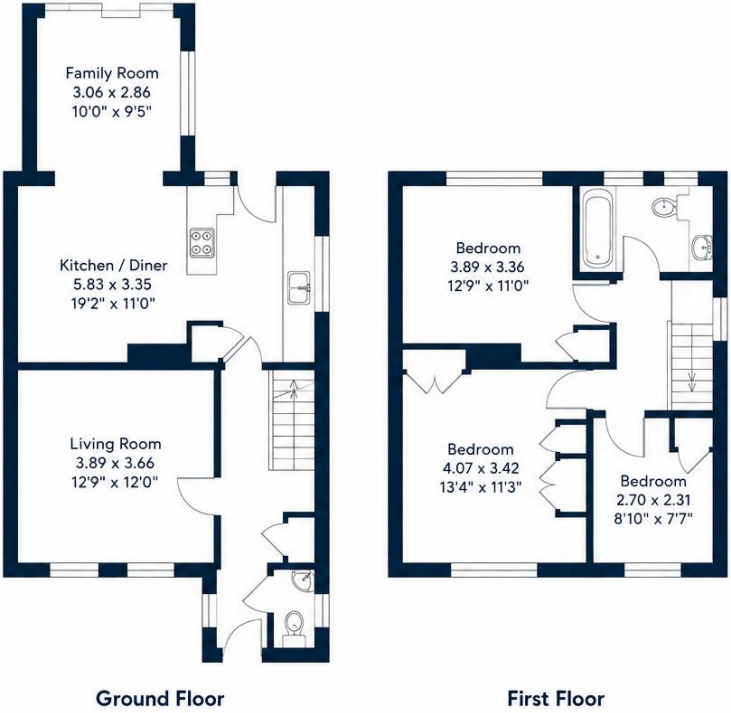


2 BRYANSTONE CLOSE
GUILDFORD, GU2

Approximate Gross Internal Area
97 sq m / 1,045 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 any decisions reliant upon them.



Seymours



2 Bryanstone Close
Guildford, Surrey, GU2 9UJ
£550,000 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
- 1045 sq. ft
- Guildford 1.7 miles
- Semi-detached
- Off-street parking
- Detached garage
- Landscaped garden
- Beautifully-presented
- Well-regarded schools nearby
- Excellent transport links
- Bright and spacious accommodation

A beautifully-presented three bedroom semi-detached home offering bright and spacious accommodation, complemented by an enclosed rear garden, driveway parking and a detached garage.

The entrance hall provides access to a useful ground-floor cloakroom and leads into the generous front-aspect sitting room. This inviting reception space features a wood-burning stove with a timber mantel, creating an attractive focal point.

To the rear, the kitchen/dining room provides an excellent setting for everyday living and entertaining. The kitchen is fitted with a range of green cabinetry and wood-effect work surfaces, together with a central island, integrated double oven and gas hob. There is ample room for a dining table, while an adjoining family room provides valuable additional living space and opens directly onto the garden through French doors.

On the first floor are two generous double bedrooms, both benefiting from fitted storage, together with a third single bedroom that would also make an ideal nursery or home office. A modern family bathroom features a bath with shower above, a washbasin set within a useful vanity unit and a WC.

The enclosed rear garden is principally laid to lawn and includes paved terraces providing plenty of room for outdoor seating and entertaining. Established planting complements the garden, while the driveway and detached garage provide off-road parking and useful additional storage.

Bryanstone Close is situated in the popular Stoughton area of Guildford, within easy reach of local shops, supermarkets, bus services and a selection of well-regarded schools. Guildford town centre offers an extensive range of shopping, dining and leisure facilities, together with a mainline station providing regular services to London Waterloo in approximately 35–40 minutes. The A3 is also readily accessible, connecting with London, the M25 and the wider motorway network.

Transport Links

Guildford 1.7 miles
London Road (Guildford) 1.9 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



Off-street parking, garage and landscaped garden



Two double bedrooms and a further single bedroom

