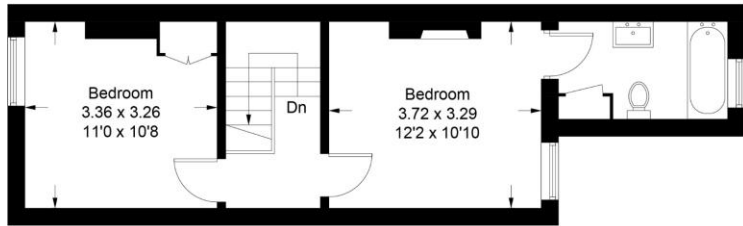
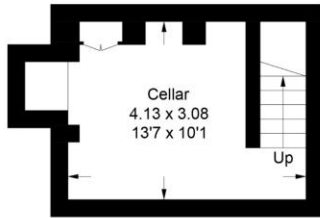


Floorplan

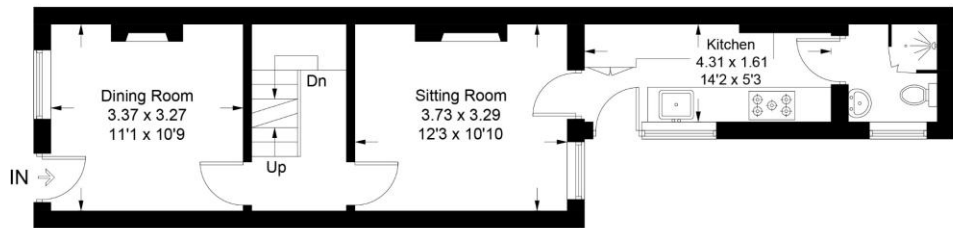
Approximate Gross Internal Area = 75.2 sq m / 809 sq ft
Cellar = 13.5 sq m / 145 sq ft
Total = 88.7 sq m / 954 sq ft



First Floor



Cellar



Ground Floor

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. (ID1332974)
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Seymours



31 George Road
Guildford, Surrey, GU1 4NP
£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

- 2 bedrooms
- 2 baths
- EPC Rating C
- 954 sq. ft
- London Road (Guildford) 0.4 miles
- End-of-terrace
- Period property
- Two allocated parking spaces to the rear with EV charger
- Two reception rooms
- Converted cellar, ideal as a TV room or home office
- Located in the heart of Guildford
- Excellent transport links
- Landscaped garden

A charming two double bedroom period home, ideally positioned in the heart of Guildford and beautifully presented throughout. The property combines character features with versatile modern accommodation, including two reception rooms, two bathrooms, a converted cellar, a private rear garden and access to two parking spaces with an electric vehicle charging point.

The front door opens directly into an attractive dining room, where exposed wooden flooring, decorative cornicing, a feature fireplace and fitted seating create a welcoming first impression. Beyond is a separate sitting room, also featuring exposed flooring, built-in storage and a period fireplace that provides an appealing focal point.

The fitted kitchen is positioned to the rear and offers a good range of cupboards and work surfaces, together with space for the necessary appliances and a door opening onto the garden. A ground-floor shower room fitted with a shower enclosure, wash hand basin and WC completes this level.

Stairs from the hallway descent to the converted cellar, which provides valuable additional living space and is currently arranged as a television room. This versatile room would work equally well as a home office, hobbies room or occasional guest space.

On the first floor are two well-proportioned double bedrooms, both complemented by attractive period detailing. Bedroom one benefits from direct access to a bathroom fitted with a bath and overhead shower, wash hand basin and WC.

The private rear garden has been thoughtfully arranged for easy maintenance, with paved and decked seating areas, artificial lawn and established planting. A gate at the rear provides access to two parking spaces, together with an electric vehicle charging point.

George Road enjoys a highly convenient central Guildford location, within easy reach of the historic High Street and its extensive selection of shops, restaurants, cafés and leisure facilities. Both London Road and Guildford mainline stations are readily accessible, with the latter providing frequent services to London Waterloo in approximately 35–40 minutes. The River Wey, Stoke Park, G Live and a choice of highly regarded schools are also nearby.

Transport Links

London Road (Guildford) 0.4 miles
Guildford 0.4 miles

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

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

