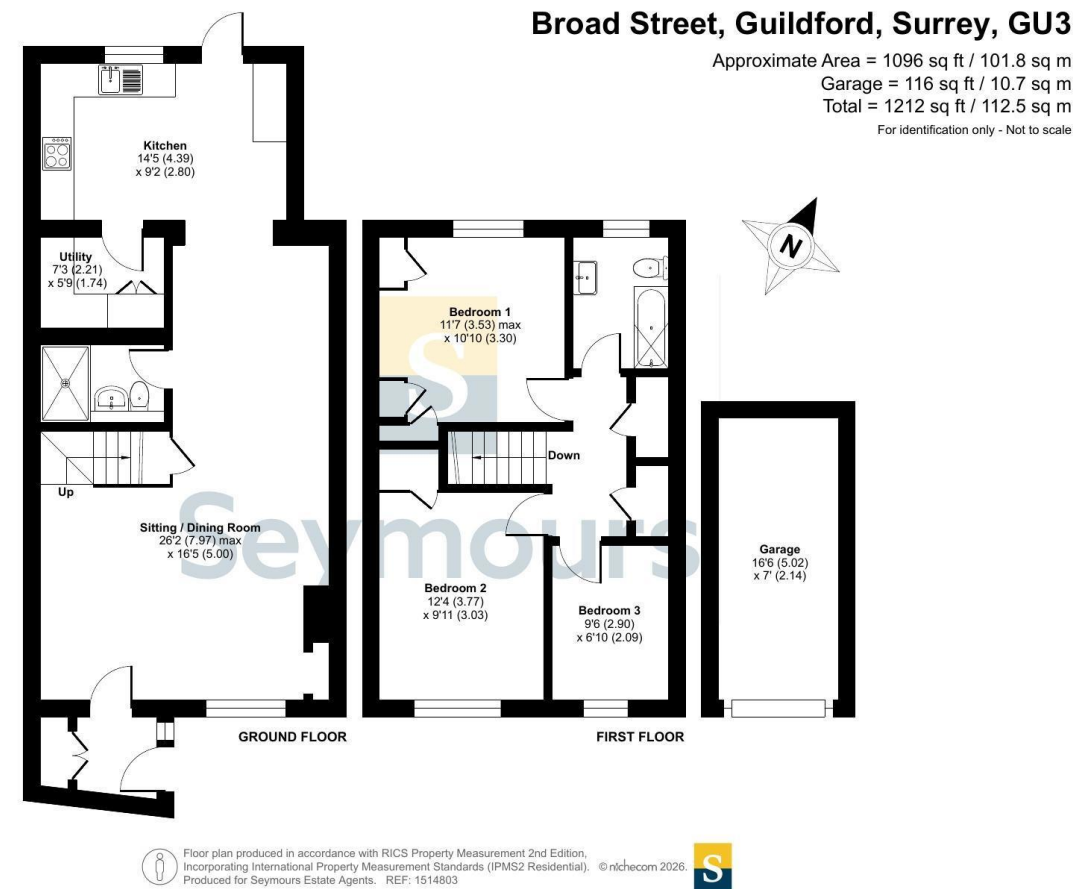


Floorplan



Seymours



32 Broad Street
Guildford, Surrey, GU3 3BG

£450,000 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
- 2 baths
- EPC Rating C
- 1212 sq. ft
- Guildford 1.6 miles
- Mid-terrace
- Garage in nearby block
- Allocated parking space
- Rear extension
- Utility room
- Excellent transport links
- Within easy reach of Guildford town centre
- Highly-regarded schools nearby

A well-presented three bedroom mid-terrace home offering spacious and practical accommodation, including a generous sitting/dining room, a rear kitchen extension completed in 2018, two bathrooms, a garage and one allocated parking space.

The entrance opens into an impressive sitting/dining room, providing ample space for both relaxing and entertaining. Wood flooring runs throughout much of the room, while the staircase rises to the first floor. A ground-floor shower room is fitted with a shower enclosure, wash hand basin and WC.

To the rear, the extended kitchen is fitted with a range of modern units, work surfaces and integrated appliances, with a door opening directly onto the garden. An adjoining utility room provides useful additional storage and space for laundry appliances.

Upstairs are three bedrooms, comprising two well-proportioned doubles and a further single bedroom that would also make an ideal home office or nursery. The principal bedroom benefits from an extensive range of fitted wardrobes. A family bathroom fitted with a bath, wash hand basin and WC completes the first-floor accommodation.

Outside, the enclosed rear garden has been thoughtfully arranged for ease of maintenance, with areas of artificial lawn and paved seating complemented by established planting. The property also benefits from a garage situated nearby in a block and one allocated parking space.

Broad Street is conveniently positioned on the western side of Guildford, close to local shops, schools and everyday amenities. Wood Street Village and its surrounding countryside are within easy reach, while Guildford town centre offers a comprehensive selection of shops, restaurants and leisure facilities. Guildford’s mainline station provides frequent services to London Waterloo, and the nearby A3 offers convenient road links to London, the M25 and the south coast.

Transport Links

Guildford 1.6 miles
London Road (Guildford) 2.1 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



Well-presented



Two bath/shower rooms

