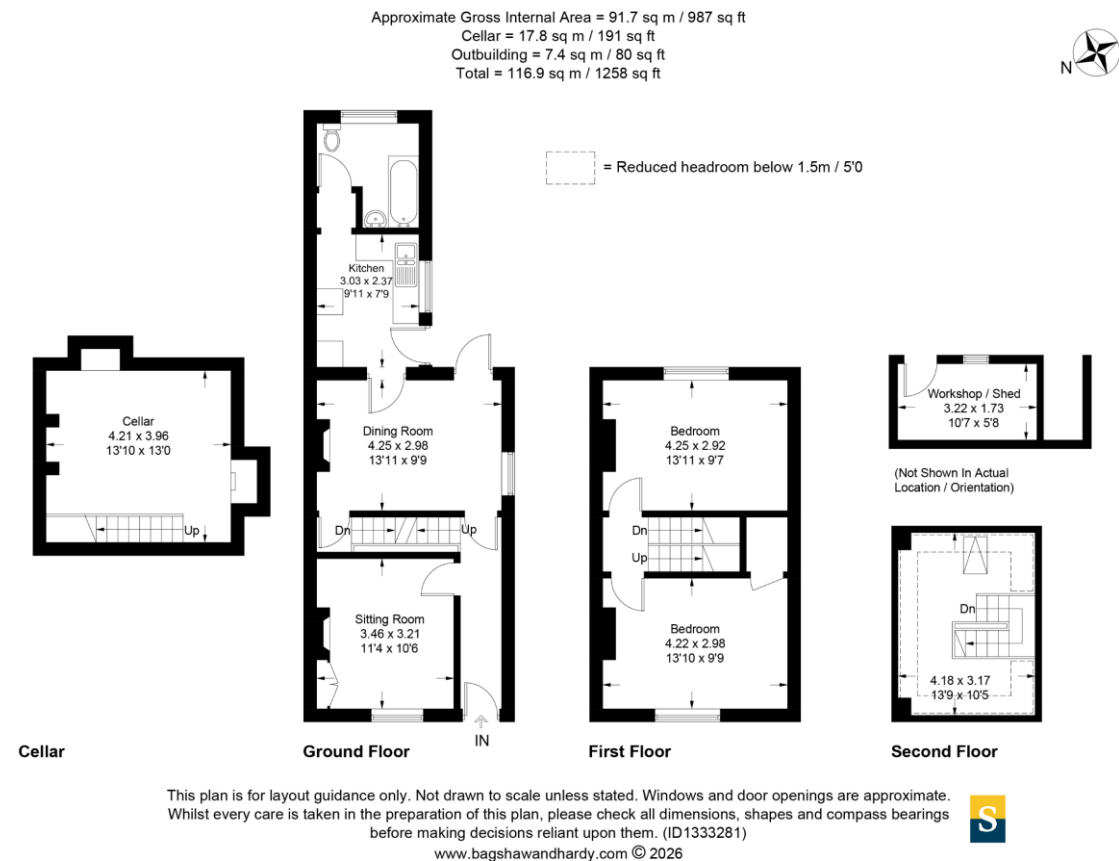


Floorplan



64 Stoke Fields
Guildford, Surrey, GU1 4LS
£575,000 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
- 1 bath
- EPC Rating D
- 1258 sq. ft
- London Road (Guildford) 0.3 miles
- No onward chain
- Semi-detached
- Private rear garden
- Situated approximately half a mile from Guildford High Street
- Excellent transport links
- Highly-regarded schools nearby
- Wide range of amenities nearby
- Opportunity to update and modernise

A characterful semi-detached home, offering versatile accommodation arranged over four floors and situated in a highly convenient central Guildford location. The property benefits from two reception rooms, a generous cellar, a private rear garden and is offered to the market with no onward chain.

The entrance hall leads into a front-aspect sitting room featuring a fireplace, while the separate dining room provides a generous space for family meals and entertaining. From here, stairs descend to the cellar, which offers valuable additional space for storage, a workshop or potential use as a home office or hobby room.

To the rear, the kitchen is fitted with a range of modern storage units and work surfaces, with space for the necessary appliances. An adjoining lobby provides access to the garden and a ground-floor bathroom fitted with a bath, wash hand basin and WC.

The first floor comprises two spacious double bedrooms, with a staircase rising to a versatile loft room on the second floor. This useful additional space benefits from a rooflight and areas of eaves storage.

Outside, the enclosed rear garden is designed for ease of maintenance, with paved and gravelled areas providing space for outdoor seating. A covered section and separate workshop/shed offer useful additional storage and workspace.

The property presents an excellent opportunity for a new owner to update and personalise the accommodation to suit their own requirements.

Stoke Fields is conveniently positioned approximately half a mile from Guildford’s historic High Street, offering an extensive range of shops, restaurants, cafés and leisure facilities. Both Guildford mainline and London Road stations are readily accessible, while nearby Stoke Park and the River Wey provide attractive open spaces for walking and recreation. The area is also well served by highly regarded schools and offers convenient access to the A3.

Transport Links

London Road (Guildford) 0.3 miles
Guildford 0.4 miles

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

Viewings by appointment only
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