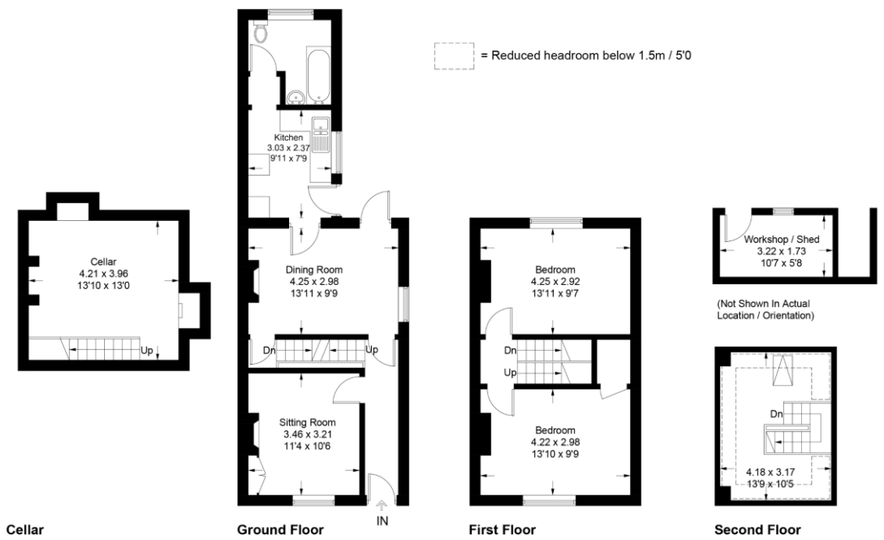
Floorplan

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
Cellar = 17.8 sq m / 191 sq ft
Outbuilding = 7.4 sq m / 80 sq ft
Total = 116.9 sq m / 1258 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 decisions reliant upon them. (ID1333281)
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Seymours











64 Stoke Fields
Guildford, Surrey, GU1 4LS

£549,995 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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

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

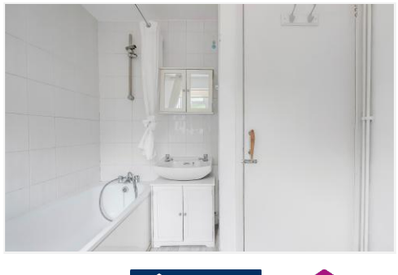


No onward chain





Superb location



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