



Seymours



21 Fentum Road
Guildford, Surrey, GU2 9SA

£350,000 Offers over

Arrange a viewing: 01483 576833

Property details

-  2 bedrooms
-  1 bath
-  EPC Rating D
-  700 sq. ft
-  Guildford 1.3 miles
-  No onward chain
-  Semi-detached
-  Off-street parking for two cars
-  Private garden
-  Two double bedrooms
-  Excellent transport links

Offered to the market with no onward chain, this two-bedroom semi-detached home occupies a convenient residential position in Guildford and benefits from off-street parking for two cars and a generous rear garden. The property offers spacious accommodation with excellent potential for a new owner to update and personalise to their own taste.

The front door opens into an entrance hall with stairs rising to the first floor. The sitting room is a bright reception space with a large front-facing window providing plenty of natural light. To the rear, the kitchen/dining room offers a practical range of fitted units, space for a small dining table and chairs, and direct access to the garden.

Upstairs, bedroom one is a generous double room overlooking the front of the property and across to the cathedral, while bedroom two is a single or small double with views across the rear garden. The accommodation is completed by a family bathroom fitted with a white suite and shower over the bath.

The property offers scope to extend into the loft and to the rear, subject to the necessary planning permissions and consents, providing an opportunity to increase the living and bedroom accommodation to suit a new owner's requirements.

Outside, the front of the property provides off-street parking for two cars, with gated side access leading to the rear. The generous enclosed garden features a paved terrace adjoining the house, a good-sized area of lawn, planted borders, a timber shed and greenhouse.



Fentum Road is conveniently situated with a local park containing a gym, playground and junior football club just metres away and a good bus service providing easy access to Guildford town centre and the surrounding area. Local shops, restaurants, schools, GP and everyday amenities are also within walking distance, while the A3, Guildford train station, University of Surrey, Royal Surrey County Hospital, Surrey Research Park and the town centre are a short journey away. Guildford offers an extensive selection of shops, restaurants and leisure facilities, together with a mainline station providing regular services to London Waterloo and is surrounded by greenbelt countryside for the best of both worlds.

Transport Links

Guildford 1.3 miles

London Road (Guildford) 1.5 miles

Council tax band: Tax band C

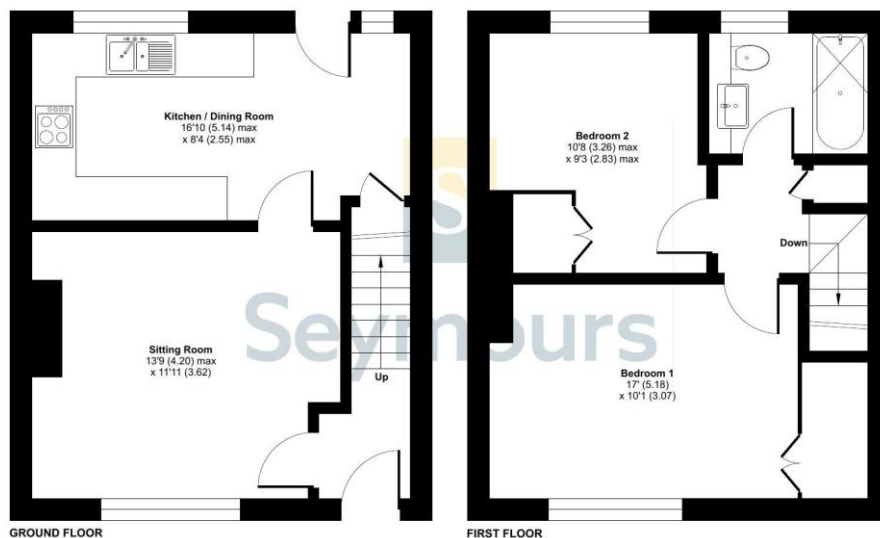
Local authority: Guildford Borough Council

Tenure: Freehold



Fentum Road, Guildford, Surrey, GU2

Approximate Area = 700 sq ft / 65 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Seymours Estate Agents. REF: 1522115



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