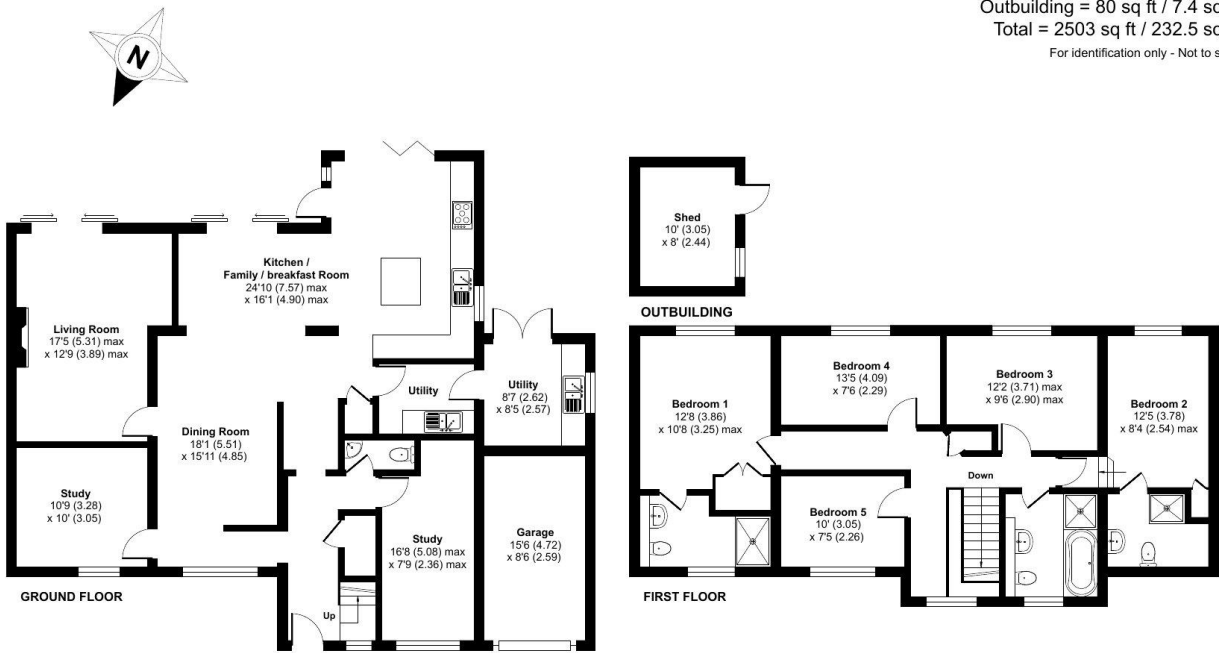


Tormead Road, Guildford, GU1

Approximate Area = 2423 sq ft / 225 sq m (includes garage)  
Outbuilding = 80 sq ft / 7.4 sq m  
Total = 2503 sq ft / 232.5 sq m  
For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchem 2022.  
Produced for Seymours Estate Agents. REF: 877043



Seymours



17 Tormead Road  
Guildford, Surrey, GU1 2JA

£1,250,000 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

- 5 bedrooms
- 3 baths
- EPC Rating B
- 2503 sq. ft
- London Road (Guildford) 0.6 miles
- No onward chain
- Detached five bedroom house
- Off-street parking with EV charging point
- Garage
- Well-presented
- Generous south-facing garden
- Excellent transport links
- Highly-regarded schools nearby

Open day Saturday 10th October 2026 10.00am to 1.00pm

Situated on Tormead Road in Guildford, this detached five bedroom home offers flexible accommodation, a generous south-facing garden, driveway parking with EV charging point and an integral garage. It is offered for sale with no onward chain. The location is convenient for Guildford town centre, London Road station and a choice of local schools.

The entrance hall leads to a separate living room and dining room, providing space for both family life and entertaining. Two further reception rooms offer flexibility for a range of uses, while a downstairs cloakroom completes the ground-floor accommodation.

To the rear, the kitchen, breakfast and family room is a sociable space with a central island and room for seating. Glazed doors open towards the patio and garden. Two utility areas provide additional storage and laundry space, with access outside from one of them.

The first floor has five bedrooms. The principal bedroom benefits from an en-suite shower room, and the second bedroom has a further en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the generous south-facing garden is laid mainly to lawn, with established planting, a patio for outdoor dining and a garden shed. The driveway provides parking for several vehicles and leads to the integral garage. The property also has an EV charger installed.

Tormead Road is an established residential road on the eastern side of Guildford, well placed for London Road station, Stoke Park and the town centre. Guildford’s historic High Street offers a wide choice of independent shops, restaurants and cafés, alongside the Yvonne Arnaud Theatre, G Live and riverside walks along the Wey. The town also has a mainline station with services to London Waterloo, while the A3 provides access towards London and the south coast. Schooling in the area includes Boxgrove Primary School, Tormead, Guildford High School and the Royal Grammar School.

Transport Links

London Road (Guildford) 0.6 miles  
Guildford 1.3 miles

**Council tax band:** Tax band G  
**Local authority:** Guildford Borough Council  
**Tenure:** Freehold

Viewings by appointment only  
[01483 576833](tel:01483576833) / [sales@seymours-guildford.co.uk](mailto:sales@seymours-guildford.co.uk)

