

Floorplan

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft
(Excluding Void)



□ = Reduced headroom below 1.5m / 5'0



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. (ID1337439)
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Seymours



27 Irwin Road
Guildford, Surrey, GU2 7PW

£875,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 1286 sq. ft
- Guildford 0.5 miles
- No onward chain
- Semi-detached
- Off-street parking
- Mature garden
- Versatile accommodation
- Within easy reach of Guildford town centre
- Excellent transport links
- Highly-regarded schools nearby

Offered to the market with the end of the chain complete, this attractive 1930s semi-detached house occupies a sought-after position on Irwin Road in Onslow Village. With four bedrooms, two reception rooms, off-street parking and a mature westerly-facing garden, it offers flexible accommodation within easy reach of Guildford town centre and the mainline station.

The entrance hall leads to a bay-fronted sitting room with an exposed brick fireplace and alcoves on either side. A separate dining room provides space for a dining table and has its own fireplace, with a door opening directly to the rear garden.

To the rear, the kitchen is fitted with wood-fronted cabinets and connects to a breakfast room with space for informal dining. The breakfast room also accommodates laundry appliances and provides access to the garden, making it a practical space for day-to-day use.

On the first floor are two double bedrooms and a further bedroom currently arranged as a study. The principal bedroom benefits from fitted wardrobes, while the family bathroom and separate WC are reached from the landing. The loft conversion provides a fourth double bedroom, with rooflights, eaves storage and an en-suite shower room.

The rear garden is a particular feature of the property. Facing west, it offers a lawn bordered by mature trees and shrubs, a seating area immediately outside the house and a garden shed. At the front, a paved driveway provides off-street parking, framed by established planting.

Irwin Road is one of Onslow Village’s established residential roads, conveniently placed for local shops, the University of Surrey and Guildford town centre. Nearby schools include Onslow Infant School, Queen Eleanor’s Church of England School and Guildford County School. Guildford mainline station is approximately half a mile away, with direct services to London Waterloo, while the High Street offers a wide choice of shops, cafés and restaurants.

Transport Links

Guildford 0.5 miles
London Road (Guildford) 1.2 miles

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

Viewings by appointment only
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