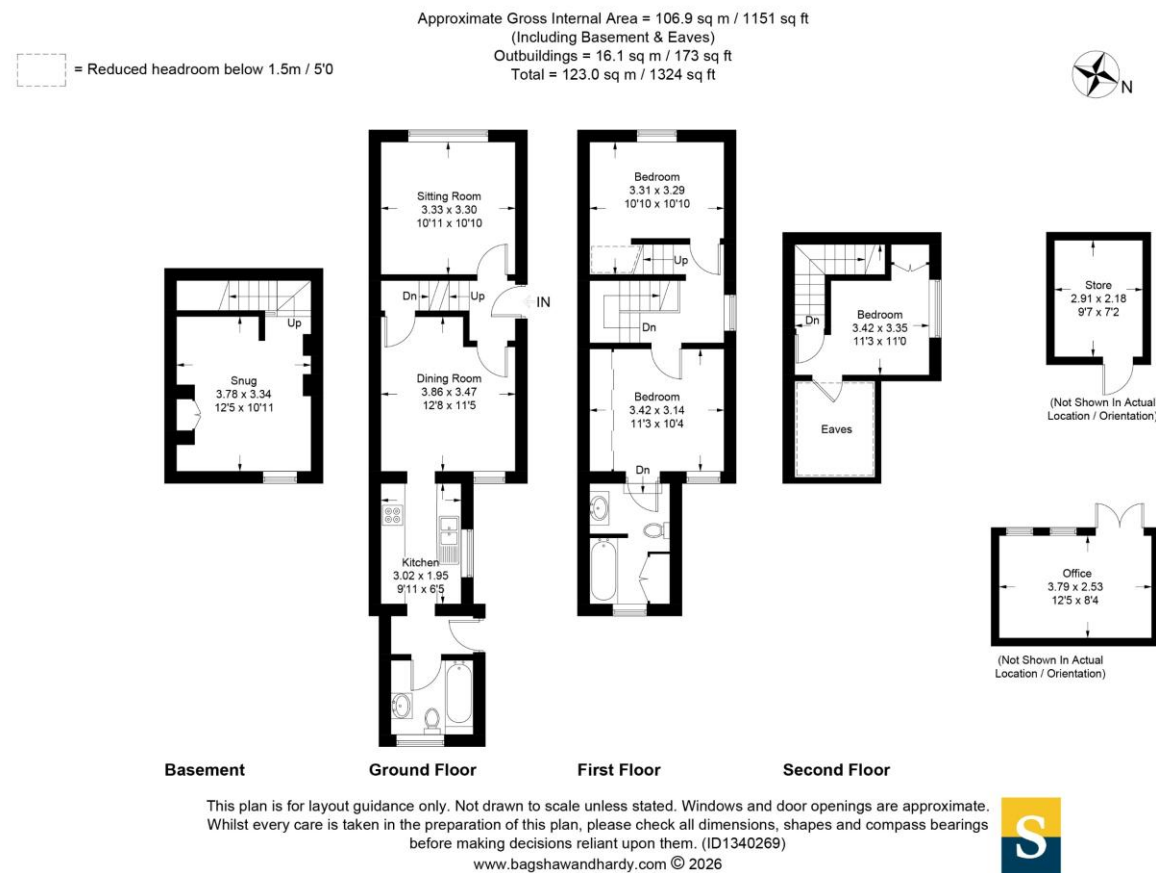


Floorplan



Seymours



4 Denzil Road
Guildford, Surrey, GU2 7NQ
£599,950 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

- 3 bedrooms
- 2 baths
- EPC Rating D
- 1324 sq. ft
- Guildford 0.1 miles
- Semi-detached
- Off-street parking, a rare benefit in a town centre location
- Two reception rooms and a converted basement
- Enclosed rear garden with lawn, patio seating areas and a separate garden office
- Located in the heart of Guildford
- Wide range of amenities nearby
- Excellent transport links
- Highly-regarded schools nearby

This character three bedroom house is conveniently situated close to Guildford mainline station and the town centre, and benefits from off-street parking. The property also features an enclosed rear garden with a separate garden office and store.

The entrance hall leads to the front sitting room, where a window brings in natural light. To the rear, the separate dining room provides space for a dining table and additional seating, with wood-effect flooring and access through to the kitchen.

The kitchen is fitted with a range of cream wall and base units, complemented by contrasting work surfaces and tiled splashbacks. A window overlooks the garden, while a rear lobby provides access outside and to the ground-floor bathroom, fitted with a bath, washbasin and WC.

On the lower ground floor, the basement snug provides a useful additional reception room. Currently arranged with seating and a desk area, it offers space for a television room, hobbies or working from home, with a window providing natural light.

The first floor comprises two double bedrooms, with fitted wardrobe storage in the rear bedroom. This room also has access to a bathroom with a bath, separate shower enclosure, washbasin and WC. A further double bedroom is on the second floor, which benefits from a side window and adjoining eaves storage.

The rear garden is arranged with paved seating areas, a central lawn and planted borders, enclosed by timber fencing and brick walls. Steps connect the different levels, with space for outdoor dining and seating. A separate garden office provides additional workspace away from the house, while a further store offers useful storage for garden equipment.

Denzil Road is an established residential setting within easy walking distance of Guildford mainline station and the town centre. The station offers regular direct services to London Waterloo, with faster journeys taking approximately 35–40 minutes. Guildford’s historic cobbled High Street offers a wide choice of shops, cafés and restaurants, alongside attractions including the castle grounds, Yvonne Arnaud Theatre and walks beside the River Wey. The area also benefits from highly-regarded schools, with the University of Surrey nearby and road connections via the A3 to the M25 and surrounding towns.

Transport Links

Guildford 0.1 miles
London Road (Guildford) 0.8 miles

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

Viewings by appointment only
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