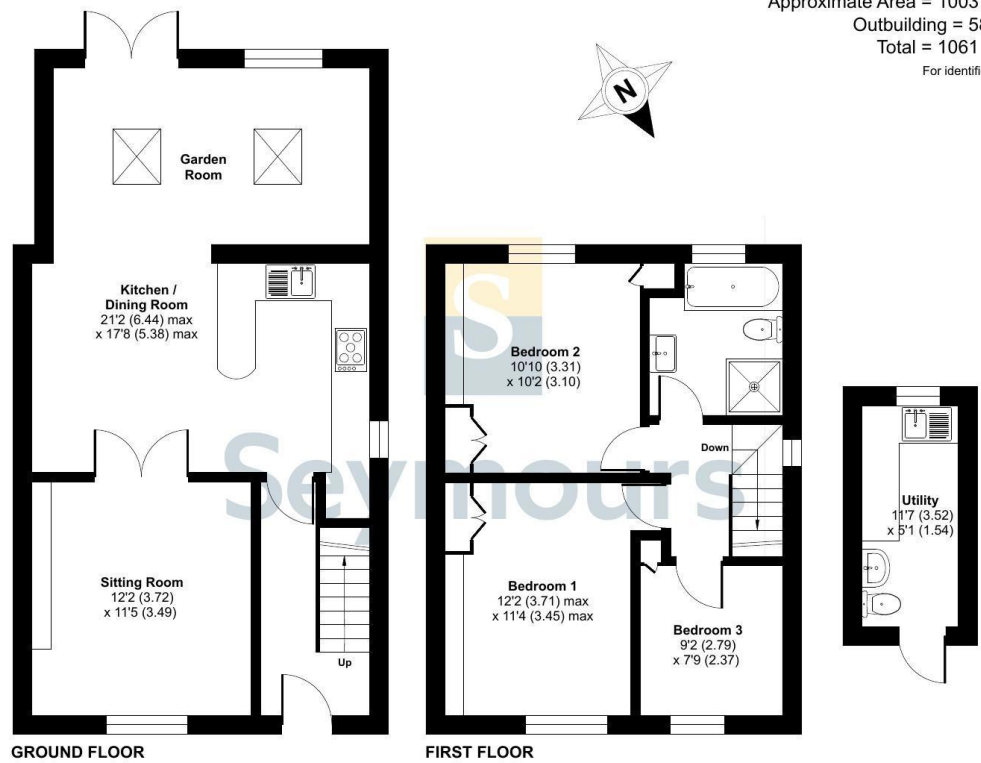


Grange Road, Guildford, Surrey, GU2

Approximate Area = 1003 sq ft / 93.1 sq m
Outbuilding = 58 sq ft / 5.3 sq m
Total = 1061 sq ft / 98.4 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). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1529713



Seymours



81 Grange Road
Guildford, Surrey, GU2 9PZ

£500,000 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

-  3 bedrooms

 1 baths

 EPC Rating D

 1061 sq. ft

 Guildford 1.4 miles
-  Semi-detached

 Off-street parking

 Single storey extension added by the current owners

 Spacious kitchen/dining/family room

 Separate sitting room

 Utility room with WC

 Generous rear garden with covered terrace

 Convenient for local shops and highly-regarded schools

This well-presented three bedroom semi-detached house benefits from a block-paved driveway providing off-street parking and a generous rear garden. With an attractive 1930s-style appearance, the property has been enhanced by a single storey extension added by the current owners, providing a spacious kitchen/dining/family room with direct access to the garden.

The entrance hall features wood flooring and a staircase leading to the first floor. The separate sitting room overlooks the front of the property, with neutral décor and fitted storage providing an inviting space to relax.

The kitchen/dining room is fitted with a range of white units, complemented by wood-effect worktops and tiled flooring. A range-style cooker with an extractor above forms a focal point, while a breakfast bar provides additional seating. There is ample space for a dining table, with the open-plan layout connecting the kitchen to the family area at the rear.

The family area is filled with natural light from two rooflights, a rear window and glazed double doors opening onto the garden. Wood-effect flooring and a feature fireplace complement this additional reception space. Accessed externally from the covered terrace, the separate utility room provides additional cupboards, worktop space and plumbing for laundry appliances, together with a washbasin and WC.

Upstairs, there are two double bedrooms and a third bedroom currently arranged with a bed and desk. The principal bedroom benefits from fitted mirrored wardrobes, while the second double bedroom also offers built-in mirrored wardrobe storage. The family bathroom is fitted with a bath and separate walk-in shower, a vanity washbasin and WC, complemented by contemporary tiling and a heated towel rail.

The rear garden features a covered decked terrace immediately adjoining the house, providing a sheltered space for outdoor dining and seating. Beyond, the garden is predominantly laid to lawn, with established shrubs, trees and hedging adding colour and privacy. A timber summerhouse stands at the far end, while side access connects the garden with the driveway.

Grange Road is situated in the established Stoughton area of Guildford, conveniently placed for local shops on Worplesdon Road and highly-regarded schools nearby. Guildford town centre is within approximately two miles and offers an extensive choice of shops, restaurants and cafés, together with the Yvonne Arnaud Theatre, G Live and walks beside the River Wey. The mainline station provides regular services to London Waterloo, while the A3 offers connections to the M25 and the wider motorway network.

Transport Links

Guildford 1.4 miles
London Road (Guildford) 1.5 miles

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

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



Covered terrace



Single storey extension

