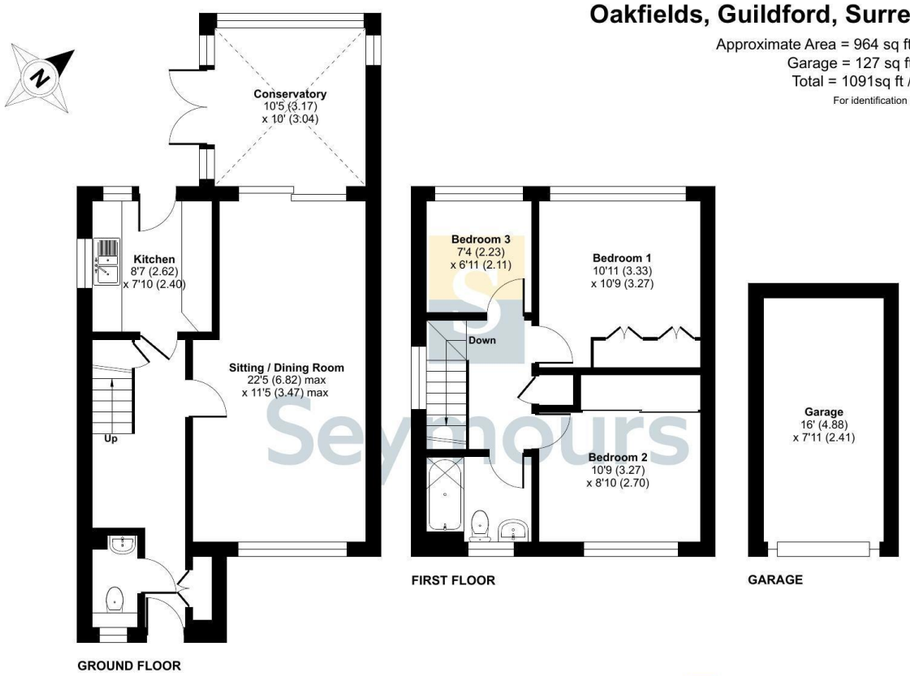
Floorplan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1529965

Seymours

















68 Oakfields
Guildford, Surrey, GU3 3AU
£450,000

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

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Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 1091 sq. ft
- Guildford 1.4 miles
- Semi-detached
- Off-street parking
- Garage
- Two reception rooms, and a conservatory
- Enclosed rear garden with seating area
- Ground floor WC
- Beautifully-presented
- Excellent transport links

This beautifully presented three bedroom semi-detached house benefits from off-street parking, a garage and an enclosed rear garden. Situated in one of the best positions in Oakfields with elevated views, the property offers bright and spacious accommodation, including an open-plan sitting/dining room and a conservatory overlooking the garden.

The entrance hall features wood-effect flooring and a staircase leading to the first floor. The spacious sitting/dining room extends from the front to the rear of the house, with a front-facing window bringing natural light into the seating area and ample space for a dining table towards the rear. A ground-floor cloakroom provides a WC and washbasin.

Sliding doors connect the dining area to the conservatory, creating an additional reception space with views over the garden. Glazing to three sides and a glazed roof give the room a bright, airy feel, while double doors open outside.

The kitchen is fitted with a range of wood-fronted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. An integrated oven, hob and extractor are provided, along with space for further appliances. A window above the sink overlooks the side, and a door provides access to the rear garden.

Upstairs, there are two double bedrooms and a third single bedroom, currently used as a home office. The principal bedroom benefits from fitted wardrobes with mirrored doors, while the second double bedroom also provides built-in wardrobes. The family bathroom is fitted with a white suite comprising a bath with a shower over, a washbasin and WC, complemented by tiled walls.

The enclosed rear garden includes a patio adjoining the house, with the remainder principally laid to lawn. A further raised patio at the back of the garden provides an attractive seating area, bordered by fencing and established greenery, offering a separate space for relaxing and entertaining. To the front, a lawn sits alongside the driveway, while the garage provides additional parking or storage.

Oakfields is situated on the north-western side of Guildford, convenient for local shops, bus services and highly-regarded schools. The location also provides access to the University of Surrey, Royal Surrey County Hospital and Surrey Research Park. Guildford town centre offers an extensive selection of shops, cafés, restaurants and leisure facilities, while the mainline station provides services to London Waterloo. The nearby A3 connects with the M25, providing routes towards London and the south coast.

Transport Links

Guildford 1.4 miles

London Road (Guildford) 1.8 miles

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

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

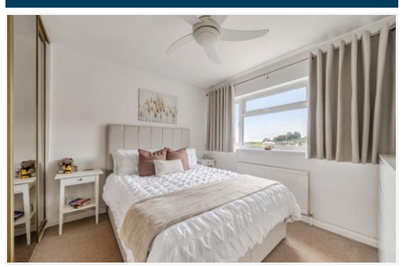


Bright and spacious





Desirable location



The Property Ombudsman
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