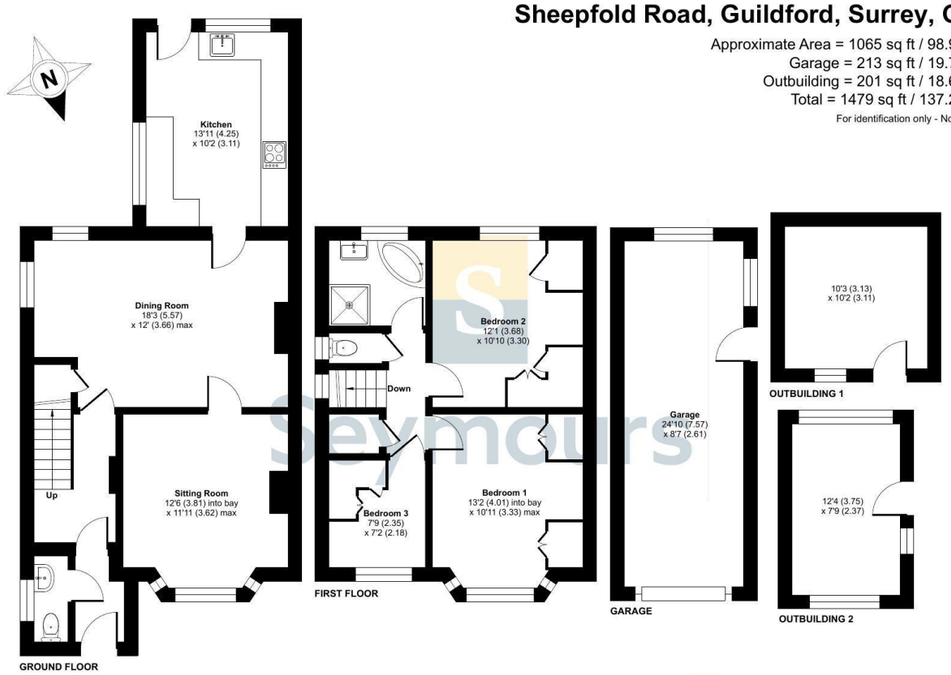
Floorplan

Sheepfold Road, Guildford, Surrey, GU2

Approximate Area = 1065 sq ft / 98.9 sq m
Garage = 213 sq ft / 19.7 sq m
Outbuilding = 201 sq ft / 18.6 sq m
Total = 1479 sq ft / 137.2 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). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1535445







Seymours











91 Sheepfold Road
Guildford, Surrey, GU2 9TU

£475,000 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

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Property details

- 3 bedrooms
- 1 bath
- EPC Rating E
- 1479 sq. ft
- Guildford 1.5 miles

- No onward chain
- Semi-detached
- Generous garden
- Off-street parking
- Garage
- Opportunity to update and modernise
- Excellent transport links
- Highly-regarded schools nearby

Offered to the market with no onward chain, this three bedroom semi-detached home presents an excellent opportunity to update and modernise to your own taste. The property offers two spacious reception rooms, a rear kitchen and a downstairs cloakroom, complemented by a garage and an established rear garden with useful outbuildings.

An enclosed entrance porch leads into the hallway, where stairs rise to the first floor. The sitting room occupies the front of the house, with a bay window allowing plenty of natural light and providing an attractive focal point to this separate reception space.

To the rear, the generous dining room offers ample room for a dining table alongside additional seating, creating a versatile space for everyday living and entertaining. A fireplace with a timber surround, decorative alcoves and ceiling detailing add character, while a door leads through to the kitchen.

The kitchen is fitted with timber-fronted wall and base units, contrasting work surfaces and tiled flooring. There is a built-in oven and hob, together with space for freestanding appliances. Windows to the side and rear bring in natural light, and an external door provides direct access to the garden.

Upstairs, the accommodation comprises two double bedrooms and a third single bedroom. The principal bedroom features a front-facing bay window and fitted wardrobes, while the second double overlooks the rear garden and also benefits from fitted storage. The bathroom includes a corner bath, separate shower enclosure and vanity basin, with a separate WC alongside.

Outside, the rear garden offers a paved terrace adjoining the house, a lawn and established planting, with fenced boundaries and mature shrubs and trees. A timber summerhouse and further outbuildings provide useful space for storage and hobbies, while the garage is positioned to the side and rear of the house.

Sheepfold Road is situated in the Rydes Hill area of Guildford, within easy reach of local shops, schools and nearby common land, approximately two miles from the town centre. Guildford offers a wide choice of shops, restaurants and leisure facilities, together with a mainline station providing fast services to London Waterloo in approximately 35–40 minutes. The A3 provides connections to the M25, while the surrounding Surrey Hills offer extensive opportunities for walking and outdoor recreation.

Transport Links

Guildford Station 1.5 miles

London Road Station 1.8 miles

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

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

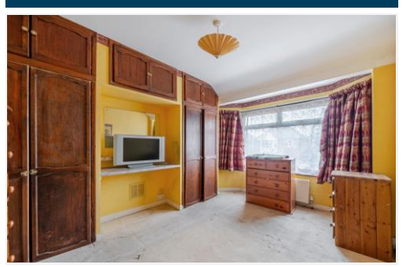


Generous garden





No onward chain



The Property Ombudsman

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