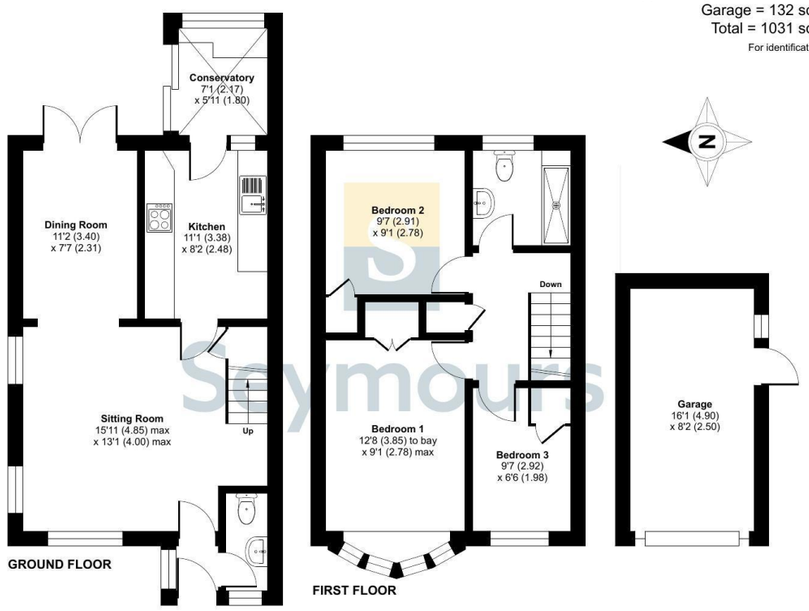
Floorplan

Southway, Guildford, Surrey, GU2

Approximate Area = 899 sq ft / 83.5 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1031 sq ft / 95.7 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: 1547656

Seymours

















9 Southway
Guildford, Surrey, GU2 8DA

£425,000 Guide Price

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

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Property details

- 3 bedrooms
- 1 bath
- EPC Rating C
- 1031 sq. ft
- Guildford 1.1 miles

- No onward chain
- Semi-detached house
- Garage
- Enclosed rear garden
- Two connecting reception rooms
- Excellent transport links
- Within easy reach of Guildford town centre
- Highly-regarded schools nearby

Offered to the market with no onward chain, this three bedroom semi-detached home benefits from a garage, two connecting reception rooms and an enclosed rear garden. The property offers bright, well-proportioned accommodation with scope to personalise, conveniently situated for local amenities and access to Guildford town centre.

The entrance porch provides access to a downstairs cloakroom before opening into the spacious sitting room. Windows to the front and side bring plenty of natural light into the room, while a fireplace with a decorative surround creates a focal point. An open staircase leads to the first floor, and a wide opening connects with the dining room.

Overlooking the rear garden, the dining room provides a comfortable setting for family meals and entertaining, with French doors opening directly onto the patio. The connection between the two reception rooms gives the ground floor a sociable layout, while retaining distinct areas for relaxing and dining.

The separate kitchen is fitted with an extensive range of wall and base units, complemented by coordinating work surfaces, green tiled splashbacks and tiled flooring. A built-in oven and hob are accompanied by space for freestanding appliances. Beyond the kitchen, a conservatory is currently used as a practical utility area, with space for laundry appliances and a door to the garden.

Upstairs, the accommodation comprises two double bedrooms and a single bedroom, currently arranged as a study. The principal bedroom features a bay window and built-in storage, while the second bedroom overlooks the rear garden. A shower room completes the first floor, fitted with a shower area, wash hand basin, WC and heated towel rail.

The rear garden is enclosed by timber fencing and has been predominantly paved for ease of maintenance, providing space for outdoor seating and potted plants. Planted borders add greenery, while a timber shed provides useful storage. A shared driveway to the side of the house leads to the garage at the rear.

Southway is conveniently positioned for local shops, schools and bus services, with the University of Surrey, Royal Surrey County Hospital and Surrey Sports Park also within easy reach. Guildford town centre offers a wide selection of shops, restaurants and leisure facilities, while the mainline station provides direct services to London Waterloo. The A3 is easily accessible, providing road links towards London and the south coast.

Transport Links
Guildford Station 1.1 miles
London Road Station 1.5 miles

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



Enclosed rear garden





No onward chain



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

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