CURCHODS







7 Church Road

Guildford, Surrey, GU1 4NG

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £700,000

Freehold



Nestled in the heart of Guildford town centre, this beautifully presented period home combines timeless character with contemporary living set over three floors. At the heart of the home is a sun-drenched open-plan kitchen and dining room, featuring bi-fold doors that open seamlessly onto the private rear garden. A charming separate reception room with a pretty fireplace completes the ground floor. The first-floor hosts two generous bedrooms and a stylish family bathroom, complete with a roll-top bath and a separate shower. The lower ground floor provides a spacious bedroom with a bay window and a modern en suite shower room, offering excellent flexibility for guests or a home office. Located just a short walk from Guildford's historic high street and main line station.





EPC D | Council Tax Band D

Charges (if applicable):

Key Features

- Beautifully presented period home in the heart of Guildford town centre
- Charming reception room with bay window and fireplace
- Sun-drenched open-plan kitchen and dining room with bi-fold doors an dunder floor heating
- Two generous first floor bedrooms
- Stylish family bathroom with roll-top bath, separate shower and under floor heating
- Spacious lower ground floor bedroom with bay window and modern en suite shower room
- Private pretty rear garden
- Permit parking available at an extra cost
- Conveniently located just a short walk from Guildford's historic High Street and main line station.

Location

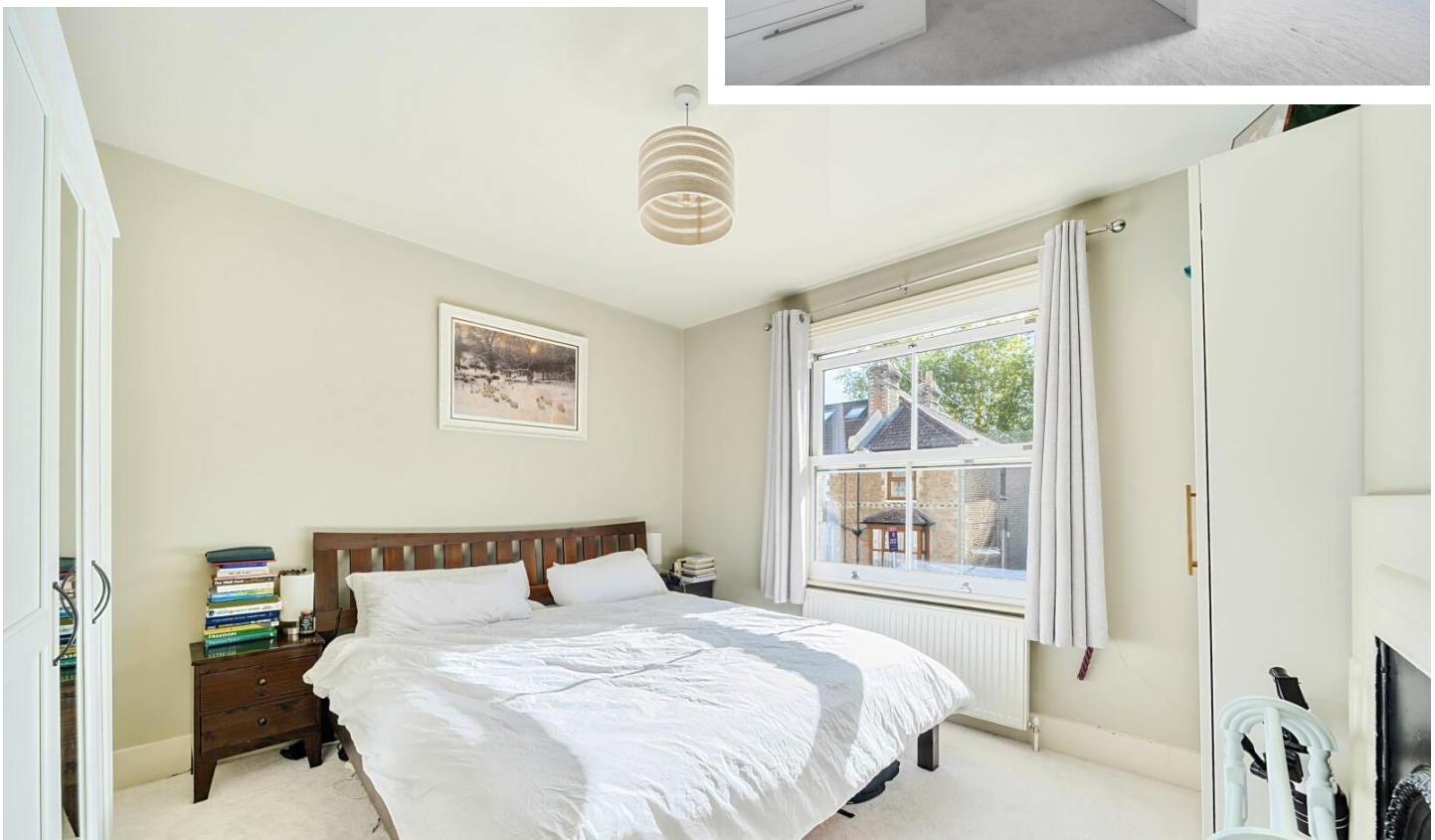
Guildford town centre is the historic and vibrant County Town of Surrey, renowned for its excellent shopping plus offering a comprehensive range of social, recreational and educational facilities. There are two theatres, an Odeon multiplex cinema, prizewinning Spectrum Leisure Centre and The Surrey Sports Park, owned by the University of Surrey. Guildford is a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty. Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away accessing central London and International airports. The mainline railway station provides a commuter service to London Waterloo in approx 38 minutes, whilst London Road station is across the other side of town.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property benefits from mobile phone signal and broadband.



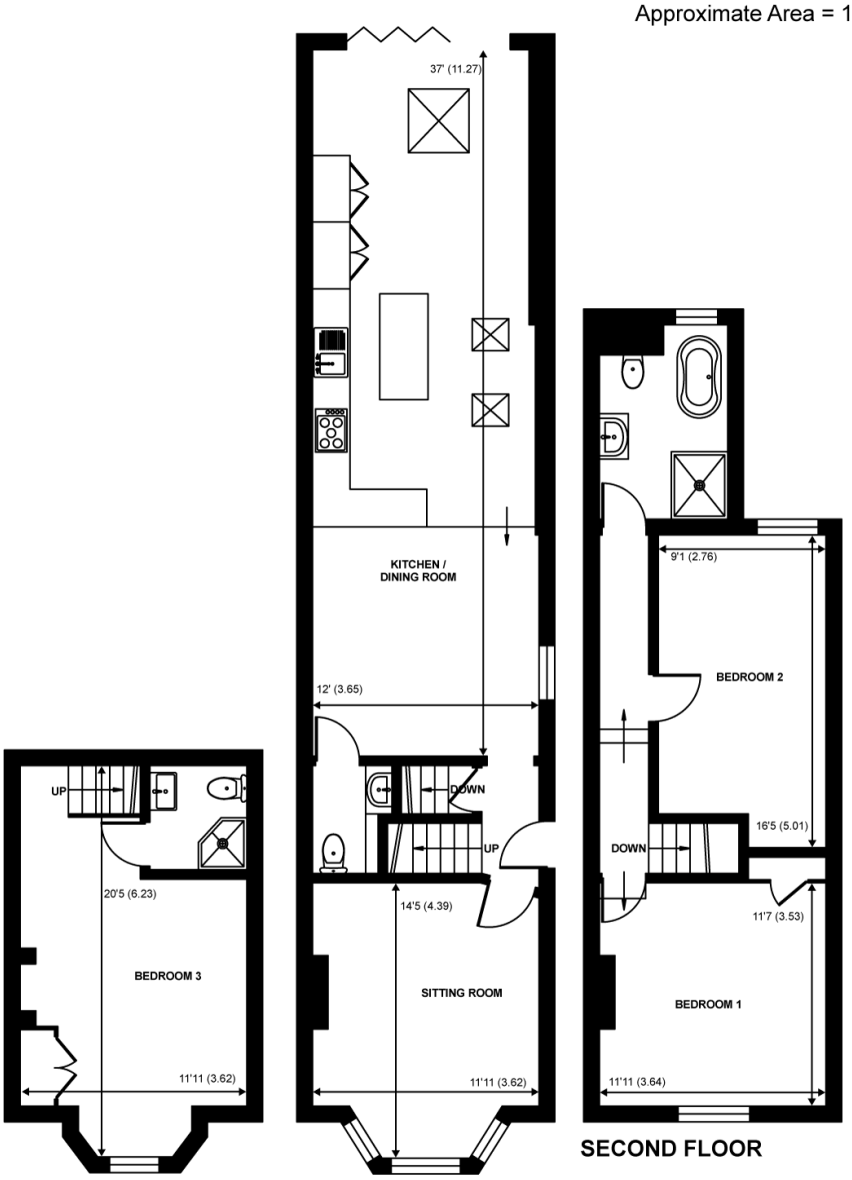




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Approximate Area = 1319 sq ft / 122.5 sq m

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 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1364474

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The Clock House, 2 London Road, Guildford, Surrey, GU1 2AF

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Reference: CGD220124

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