CURCHODS

63 Woking Road

Guildford, Surrey, GU1 1QH

3 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £475,000

Freehold

Refurbished by the current owners, this attractive home has been thoughtfully transformed to offer light-filled, spacious and contemporary accommodation throughout. The refurbishment includes new windows, electrics, flooring and an updated exterior, creating a stylish and comfortable home ready to move straight into. The ground floor features a generous sitting/dining room, complemented by a recently fitted Shaker-style kitchen with integrated appliances. To the first floor are three well-proportioned bedrooms and a stylish, modern family bathroom. Externally, the property benefits from a mature rear garden with a large patio area, perfect for outdoor dining and entertaining, while off-street driveway parking is provided to the front. Ideally situated on the edge of Guildford town centre, the property is within easy reach of the A3 and a wide range of excellent local amenities.

EPC E | Council Tax Band D

Charges (if applicable):

Key Features

- Lovingly updated throughout by the current owners
- Generous light-filled sitting/dining room
- Recently updated Shaker-style kitchen with a range of integrated appliances
- Convenient ground floor w/c
- Three well-proportioned bedrooms
- Recently replaced contemporary family bathroom
- Mature rear garden with large patio, perfect for outdoor dining and entertaining
- Off-street driveway parking, with an enviable location on the edge of Guildford town centre and easy access to the A3 and excellent local amenities.

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 also benefits from mobile phone signal and broadband.

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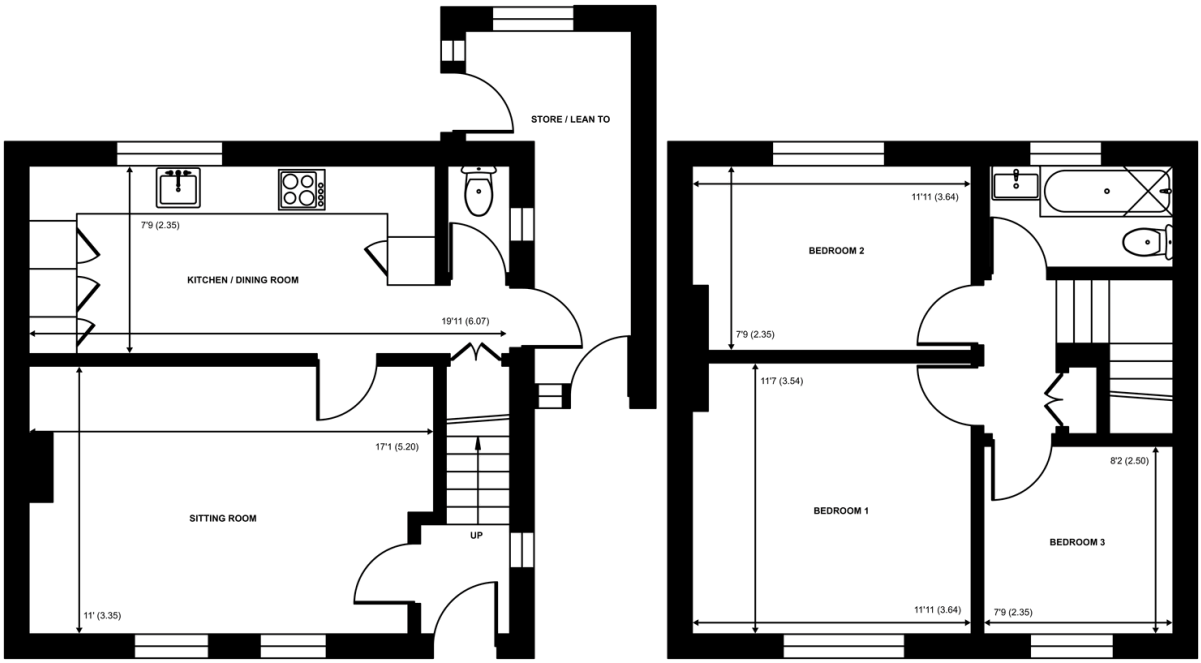
Approximate Area = 756 sq ft / 70.2 sq m (excludes store / lean to)

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1521234

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Reference: CGD260346

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