



Byrefield Road, Guildford, GU2 9UB

Guide Price £600,000

Beautifully presented three-bedroom semi-detached home featuring a bright open-plan living and dining area, modern kitchen, large private garden with decking, and a versatile garden studio. Ideally located close to local amenities, with great transport links and easy access to the A3.



Description

This bright and spacious three-bedroom semi-detached home offers modern living in a highly convenient location, ideal for families and professionals alike.

The ground floor features an open-plan living and dining area, filled with natural light and perfect for both relaxing and entertaining. The modern kitchen is well-appointed, offering plenty of storage and workspace.

Upstairs, there are two generous double bedrooms, a good-sized third bedroom, and a stylish, contemporary bathroom.

Outside, the property benefits from a large, private rear garden with a decking area—ideal for outdoor dining and summer evenings. At the end of the garden, there is a versatile outhouse/studio, perfect for use as a home office, gym or creative space. The garden is not overlooked, providing excellent privacy.

To the front, there is a driveway with parking for two cars. There is also potential to extend the property, as many neighbouring homes have done (subject to planning permission).

Situated in a sought-after location close to local amenities, with excellent transport links, easy access to the A3, and just a short distance to the town centre, this property combines comfort, convenience, and future potential.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	87
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC	

