



76 Sydenham Road, Guildford, Surrey, GU1 3SA

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GUILDFORD, SURREY, GU1 3SA

This Victorian home presents attractive red brick elevations with lighter brick quoins and window reveals, creating strong kerb appeal complemented by a traditional slate tiled roof. The property benefits from off street parking to the front for one car, a rare advantage for this central location. The house has been tastefully appointed, thoughtfully modernised and exceptionally well maintained throughout.

On entering the property, a hallway leads to the living room at the front, featuring fitted cabinetry and a fireplace forming an inviting focal point. Wooden flooring flows from the hallway through double doors into the dining room, where French doors open directly onto the garden. The well equipped kitchen offers modern cream shaker style units with an integrated single oven, gas hob, stainless steel splashback and cooker hood, as well as a stainless-steel sink and integrated dishwasher, with space provided for a freestanding washing machine.

Ascending to the first floor, the master bedroom enjoys a rear aspect and includes full height fitted wardrobes along with a contemporary four piece en suite bathroom, comprising a vanity unit with basin and mirror, bath, WC, walk in shower and heated towel rail. A further double bedroom is to the front of the house, also benefitting from built in wardrobes, and is served by a stylish three piece shower room off the landing.

The lower ground floor offers excellent versatility, with two generous double rooms ideal as additional bedrooms, a guest suite, home cinema, study or hobby rooms. A useful cloakroom serves this level.

The rear garden is a particular feature, being unusually private and secluded for such a central town centre setting. Designed for low maintenance and arranged over three levels, it begins with a patio accessed from the main house, leading via steps to a decked area. Beyond this, a pebbled section and a further decked terrace occupy the upper level. The garden is well screened by close boarded fencing, mature foliage, partial brick walling and trellis to the rear, creating a calm sheltered outdoor retreat rarely found in a town centre location.

- Attractive Victorian home in a central location
- Four double bedrooms
- Modern shaker-style kitchen with integrated appliances
- Spacious principal bedroom with modern four-piece en-suite
- Private, low-maintenance tiered garden with decking
- Rarely found off-street parking
- Stylish living and dining spaces
- Recently fitted contemporary bathrooms
- Versatile lower-ground rooms ideal for guests, work or a cinema room
- EPC D

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band D

Services: All mains services are connected to this property









SITUATION


Sydenham Road enjoys a superbly central yet surprisingly peaceful position just moments from Guildford High Street, placing a wide range of shops, cafés, restaurants and cultural venues including G Live and the Yvonne Arnaud Theatre within easy reach. Guildford's excellent transport links are close by, with both the mainline station and London Station within an easy walk, offering frequent services to London Waterloo from around 33 minutes, while the A3 provides swift access to London, the south coast and the wider motorway network via the M25. The area also benefits from a good selection of highly regarded schools (both public and state) along with plentiful leisure opportunities, including Stoke Park, the Spectrum Leisure Centre and the nearby Surrey Hills AONB for walking and cycling. Despite its prime town centre location, Sydenham Road is set away from the main thoroughfares, offering a quiet residential feel while keeping all of Guildford's amenities just a short stroll away.



DIRECTIONS

By foot: Sydenham Road is only a few minutes' walk from Guildford High Street, accessed via Castle Street, Tunsgate, Holy Trinity Church and Bakers Yard, making it exceptionally convenient for the town centre. By car: Approach Guildford's one way system towards the A281 and turn left up the High Street. Continue as the road curves into Quarry Street, then take the next left into Castle Street. Castle Street becomes Sydenham Road, with No. 76 located approximately 0.4 miles along on the right hand side. Alternatively, the property can also be reached via Jenner Road and Bright Hill off Epsom Road.

A beautifully modernised and well-maintained Victorian home offering four double bedrooms, stylish living spaces and a private tiered garden, all set in a quiet yet central Guildford location with off-street parking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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Approximate Area = 1115 sq ft / 103.5 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). © nchecon 2026. Produced for Clarke Gammon. REF: 1397163

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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