



Byrefield Road, Guildford, GU2 9UA

Guide Price £599,950

A spacious three-bedroom detached home in Stoughton featuring a living room with log burner, dining room, family room, kitchen and downstairs WC. Upstairs offers two double bedrooms, a third bedroom and a family bathroom. Large rear garden with excellent potential to extend (STPP), close to schools, amenities and great transport links into town.





# Description

Situated in the highly desirable area of Stoughton, this attractive three-bedroom detached home offers generous living accommodation, a substantial rear garden, and exciting potential to extend (STPP).

The ground floor provides excellent versatility for modern family living. A welcoming separate living room features a charming log burner, creating a cosy focal point for relaxing evenings. In addition, there is a dedicated dining room ideal for formal entertaining, and a further family room offering flexible space for a playroom, home office or additional sitting area.

The spacious kitchen provides ample worktop and storage space, with scope for modernisation or reconfiguration to create a stunning open-plan kitchen/diner if desired. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms, a well-proportioned third bedroom, and a family bathroom.

Externally, the standout feature is the large rear garden, offering fantastic outdoor space for families and significant scope for extension or further development (subject to the necessary planning permissions). To the front, there is off-street parking and excellent kerb appeal.

The property benefits from superb transport links with easy access back into town, reliable bus routes, and is conveniently positioned close to well-regarded local schools and everyday amenities.

Offering space, flexibility, and huge potential in a prime location, this is a rare opportunity not to be missed.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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