Byrefield Road, Guildford, GU2

Offers Over £500,000

Bedrooms: 4

Bathrooms: 1

Receptions: 2

CHAIN FREE This four bedroom semi-detached house occupies a popular position on Byrefield Road in the Stoughton area of Guildford.

The ground floor offers two reception rooms and a galley kitchen, with the potential to knock through and extend to create a larger open-plan kitchen/diner, subject to the necessary planning permission. A WC completes the ground floor.

Upstairs, the first floor comprises three bedrooms and a family bathroom. A loft conversion on the top floor adds a fourth bedroom in a large dormer room with its own WC.

Outside, the property benefits from a garage and a large private garden with a patio, ideal for outdoor entertaining.

Stoughton is a well-established residential area to the north-west of Guildford town centre, bordering Rydes Hill and Wood Street Village. Everyday shopping is well covered nearby, with Waitrose, Co-op, Sainsbury's and Tesco Express all within around half a mile, while Guildford town centre offers a much broader range of shops, restaurants and leisure a short drive or bus ride away.

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Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
Garage = 20.6 sq m / 222 sq ft
Total = 127 sq m / 1367 sq ft

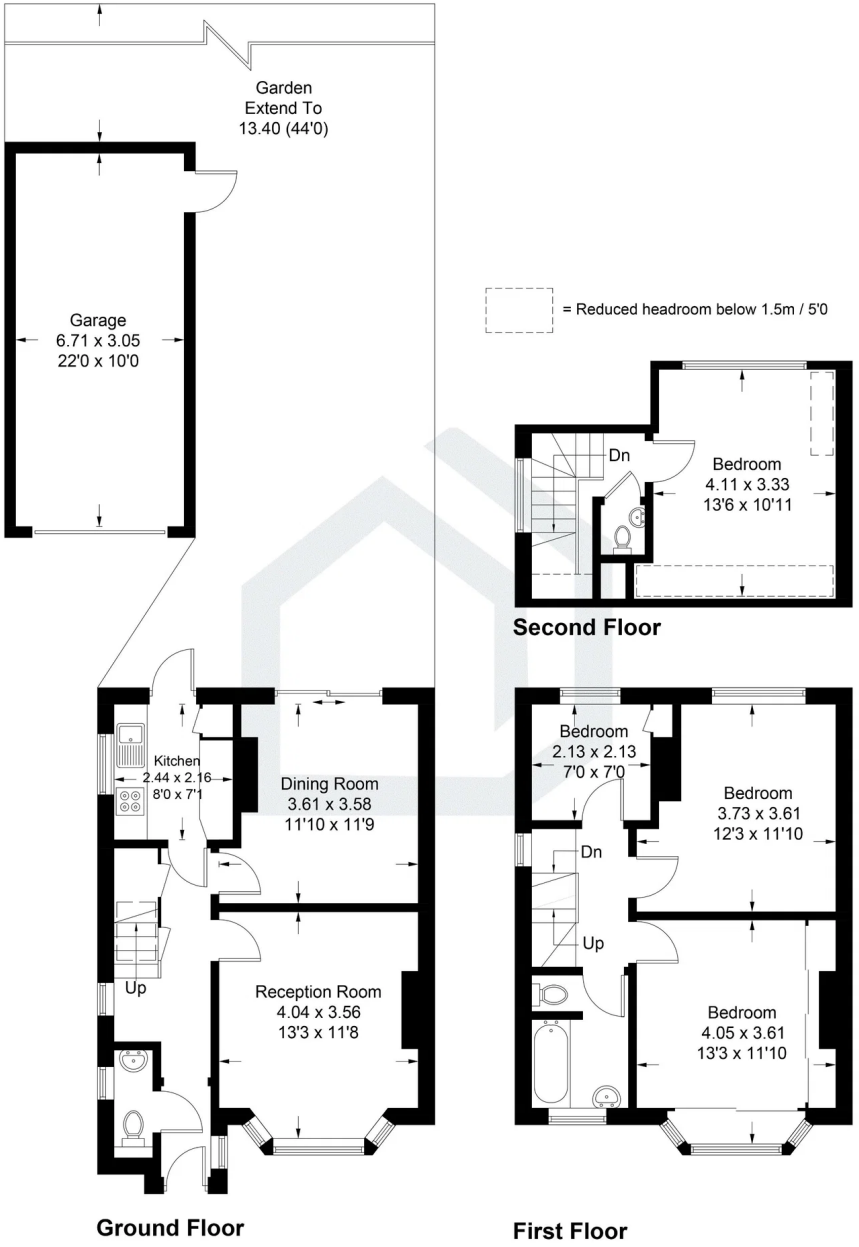

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318845)

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Broadstreet, Backside and Rydes Commons sit right on the doorstep, a 390-acre Surrey Wildlife Trust nature reserve of open woodland, grassy rides and footpaths on the edge of town, offering plenty of walks straight from the door.

Schools in the area are strong, with Stoughton Infant and Nursery School and St Joseph's Catholic Primary School close by, Rydes Hill Preparatory School (independent, girls 2–11) also nearby, and Guildford's secondary schools, including Wey Valley College, within easy reach.

Commuters are well served too. Guildford mainline station is under two miles away, with South Western Railway services to London Waterloo as fast as 32 minutes on the quickest trains and typically around 45–55 minutes. By road, the A3 connects directly to the M25 in one direction and towards Portsmouth and the south coast in the other, while the A31 heads west towards Farnham.

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