CAVENDER

ESTATE AGENT

Cabell Road, Guildford, GU2 8JJ

Guide Price £475,000

Offered with no onward chain, this six-bedroom semi-detached home offers flexible accommodation across two floors, making it suitable as a family home or potential HMO (subject to consents).

Description

Presented to the market with the advantage of no onward chain, this adaptable six-bedroom semi-detached home offers considerable appeal, whether as a spacious residence for a growing family or as a ready-made investment with potential for HMO use (subject to the relevant permissions).

Spanning approximately 1,306 sq ft across two levels, the property opens into a bright entrance hallway leading through to a front-facing living room, complete with oak flooring and a gas fireplace that adds a cosy focal point. There is also a separate dining area, alongside a well-equipped kitchen fitted with a selection of wall and base units and space for freestanding appliances. A practical utility room and a ground floor bathroom enhance everyday convenience. Three bedrooms are also located on this level, offering flexibility for various living arrangements, whether for family occupation or shared accommodation.

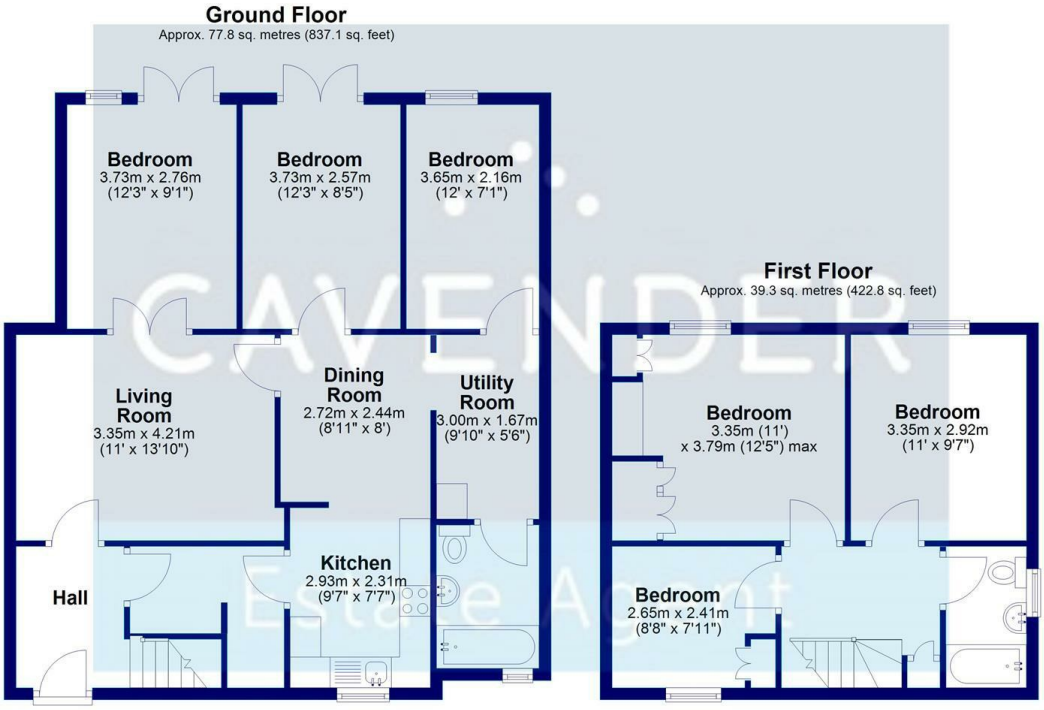
Upstairs, the first floor hosts three further generously sized bedrooms, along with an additional bathroom. A boarded loft provides valuable extra storage capacity. The current layout is well-suited to multi-occupancy living, with distinct private and shared spaces, while also offering potential for reconfiguration or updating to meet individual preferences.

The home has also benefited from the installation of a new boiler in autumn 2025, improving efficiency and reliability for future owners.

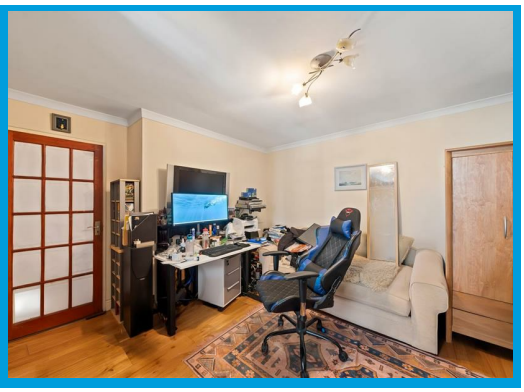
Outside, there is off-street parking available via a driveway at the front, while the rear features a good-sized garden, mainly laid to lawn with a patio area adjoining the house—ideal for outdoor use by occupants or tenants.

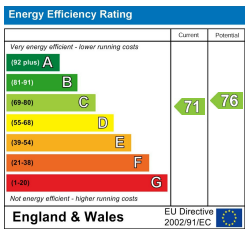
From an investment perspective, the property lends itself to HMO use, with indicative rental returns of approximately £650–£700 per room per calendar month, depending on compliance. Its proximity to the University of Surrey and Royal Surrey County Hospital ensures consistent demand from both students and working professionals. Alternatively, families will appreciate the generous bedroom provision and the scope to personalise and enhance the living space.

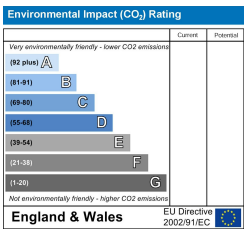
Located on Cabell Road within the popular GU2 district of Guildford, the property is well placed for local amenities, reputable schools, and convenient bus connections. Guildford town centre is easily accessible, offering a wide variety of shops, restaurants, and leisure facilities, as well as a mainline railway station with regular services to London Waterloo

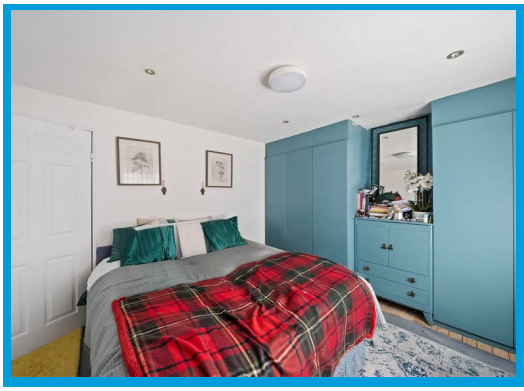


Total area: approx. 117.0 sq. metres (1259.9 sq. feet)









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