



52 Weyside Road

GUILDFORD, SURREY GU1 1HX



52 WEYSIDE ROAD

GUILDFORD, GU1 1HX

Designed with the needs of modern family life in mind, 52 Weyside Road offers approximately 1,125 sq ft of thoughtfully arranged accommodation.

A separate living room provides a comfortable space in which to relax, while the generous kitchen and dining room creates a sociable heart to the home, with ample room for family meals, entertaining and everyday life. A separate utility room and ground-floor cloakroom add welcome practicality.

Upstairs are three bedrooms, including a principal bedroom with its own en-suite shower room, alongside a family bathroom. The additional bedrooms offer flexibility for children, guests or a dedicated home office.

With an energy-efficient EPC rating of B and the reassurance of a Build-Zone new home warranty, this is an excellent choice for families and professionals seeking contemporary living in Guildford.

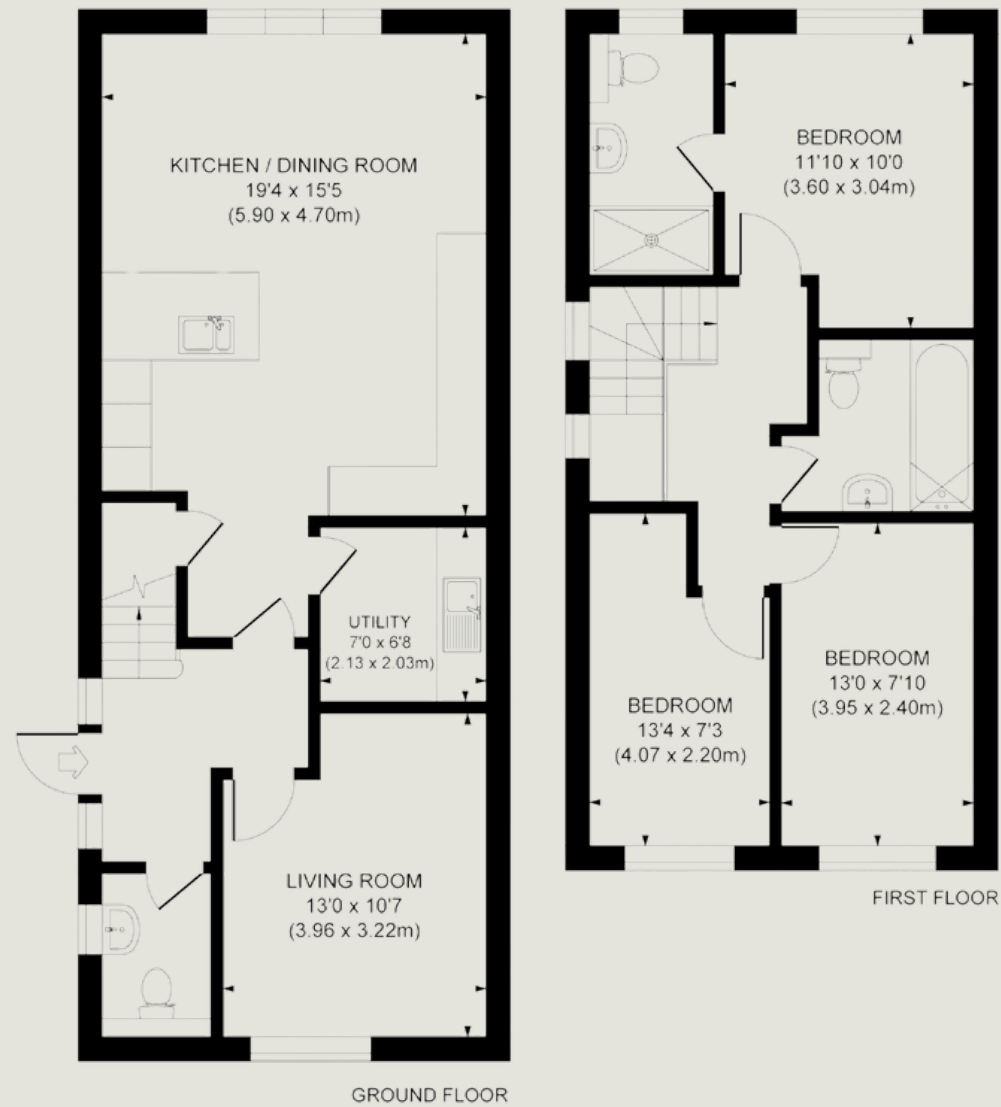


52 Weyside Road

3 bedrooms . 2 bathrooms . 2 reception rooms . 1125 sq ft .



Approximate Gross Internal Area
1,125 sq. ft / 104.52 sq. m

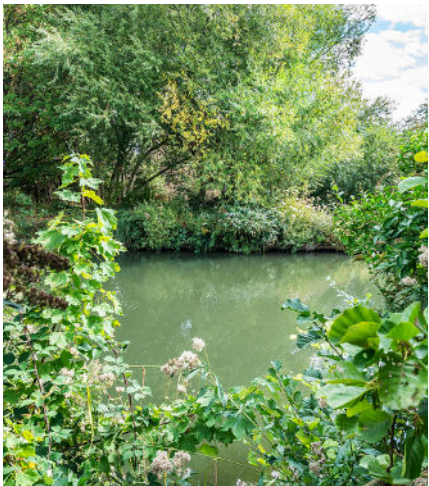


This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



52 Weyside Road

3 bedrooms . 2 bathrooms . 2 reception rooms . 1125 sq ft .



LOCATION

Weyside Road enjoys a well-connected residential setting within easy reach of Guildford town centre, combining everyday convenience with nearby green open space.

Families are well served by several local schools, including Stoughton Infant School, Northmead Junior School, Weyfield Primary Academy and Christ's College secondary school.

Local shops can be found around Stoughton Road and Worplesdon Road, while the River Wey and Riverside Nature Reserve offer attractive walking routes.

Guildford Spectrum provides an excellent choice of sports and leisure facilities, and the historic High Street is home to a wide range of shops, cafés and restaurants.

Guildford mainline station is approximately 1.3 miles away, with services to London Waterloo, Reading and Portsmouth.





Seymours Estate Agents

sales@seymours-newhomes.co.uk

01483 355444

www.seymours-newhomes.co.uk

Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floor plans, configurations and layout are included for guidance only. The developer and agent therefore give notice to prospective purchasers that none of the material issued or depictions of any kind made on behalf of the developer and agent can be relied upon as an accurate description in relation to any particular or proposed house or development.

•

*T&Cs apply and at the developers' discretion- please contact us for more information