



3 Rupert Road, Guildford, Surrey, GU2 7NE

3 RUPERT ROAD GUILDFORD SURREY GU2 7NE

- ATTRACTIVE VICTORIAN HOME
- 2 DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- SUBJECT TO EXTEND (STPP)
- SHORT WALK OF THE STATION AND TOWN CENTRE
- 2 RECEPTION ROOMS
- LARGER THAN AVERAGE GARDEN
- EPC: E



This well-presented character property is situated within a popular residential road close to the mainline station and town centre amenities.

THE PROPERTY

Situated on Rupert Road, just a short distance from Guildford town centre, this attractive two-bedroom semi-detached home has attractive red brick and rendered elevations and offers ample scope to extend subject to the usual consents.

The inviting living room at the front of the house features a beautiful cast iron fireplace, while the rear dining room, complete with a tiled fireplace, flows seamlessly into the kitchen. Stripped floorboards run throughout the ground floor, enhancing the home's character. The kitchen, newly fitted in 2021, offers contemporary cream units paired with a beech work surface, an electric oven, induction hob, and a stainless steel sink.

Upstairs, the master bedroom benefits from built-in storage, while the second double bedroom overlooks the garden and also includes built-in storage. The bright and airy bathroom is fitted with a white three-piece suite, including a shower over the bath.

Additionally, both the cellar and loft offer exciting potential for conversion, subject to the necessary planning permissions.



THE GROUNDS

A standout feature of this property is the larger-than-average town centre garden, primarily laid to lawn, with the added convenience of side access. A cellar, spanning the entire footprint of the house, is accessible from the garden and includes a utility area.

SITUATION

Rupert Road is a sought-after road situated in Guildford Town Centre, which offers an excellent range of shopping, social, and recreational amenities and is well noted for its schools in both the private and state sectors. Communications are excellent with a fast and frequent rail service from Guildford to London Waterloo (in 38 minutes). The A3 links to the M25 motorway network and both Gatwick and Heathrow airports.

GUILFORD | 0.4 miles

GUILDFORD STATION | 387ft.

LONDON WATERLOO | 38 MINUTES BY TRAIN

GODALMING | 4.3 miles

HEATHROW AIRPORT | 19.5 miles

CENTRAL LONDON | 30 miles



Denotes restricted
head height

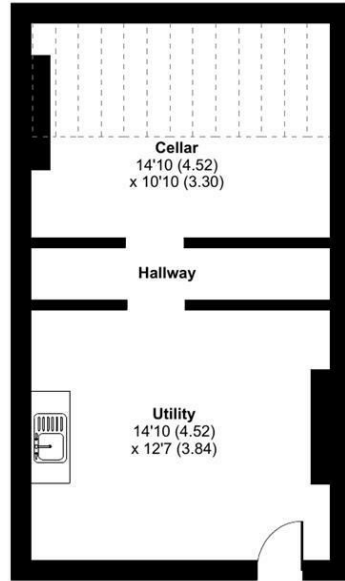
Rupert Road, Guildford, GU2

Approximate Area = 1177 sq ft / 109.3 sq m

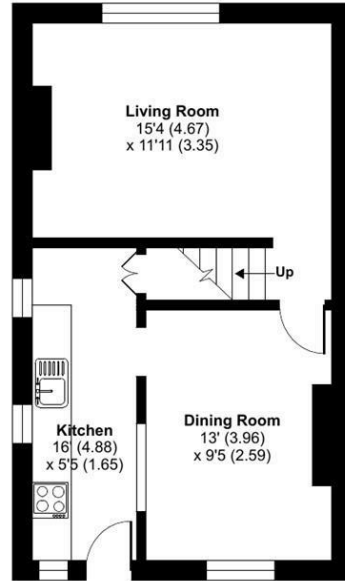
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 1269 sq ft / 117.8 sq m

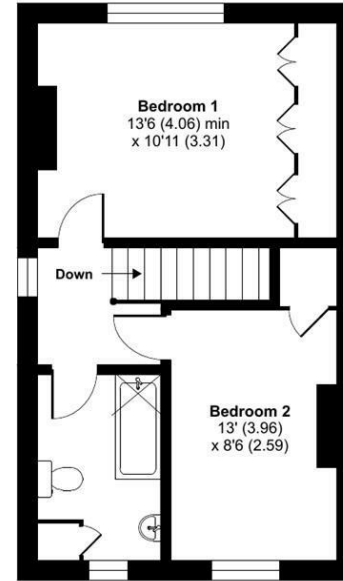
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BASEMENT



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025.
Produced for Clarke Gammon. REF: 1257408

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band DD

SERVICES

Mains water, electricity, mains drainage
gas central heating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

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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LIPHOOK OFFICE
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