



76 Sydenham Road, Guildford, Surrey, GU1 3SA

CLARKE  GAMMON

76 Sydenham Road

GUILDFORD, SURREY, GU1 3SA

This attractive Victorian home enjoys handsome red brick elevations with lighter brick quoins and window reveals, creating excellent kerb appeal beneath a traditional slate tiled roof. Set in a quiet yet highly convenient central Guildford location, the property benefits from off-street parking to the front, a particularly rare and valuable feature for homes in this part of town. The house has been tastefully appointed, thoughtfully modernised and exceptionally well maintained throughout.

On entering the property, a welcoming hallway leads to the front living room, where fitted cabinetry and a fireplace create an inviting focal point. Wooden flooring continues from the hallway through double doors into the dining room, providing an excellent space for entertaining, with French doors opening directly onto the garden. The well-equipped kitchen is fitted with modern cream shaker-style units, an integrated single oven, gas hob, stainless steel splashback and cooker hood, stainless steel sink and integrated dishwasher, with space for a freestanding washing machine.

The first floor comprises two double bedrooms and two bathrooms. The principal bedroom enjoys a rear aspect overlooking the garden and features full-height fitted wardrobes together with a contemporary four-piece en-suite bathroom, including a bath, walk-in shower, vanity unit, WC and heated towel rail. A further double bedroom sits to the front of the house, also benefitting from built-in wardrobes, and is served by a stylish modern shower room off the landing.

The lower ground floor offers excellent flexibility, with two generous double rooms that could be used as further bedrooms, guest accommodation, a home office, cinema room, gym or hobby space. A useful cloakroom also serves this level.

The rear garden is a particular highlight of the property and is unusually private for such a central town centre setting. Thoughtfully arranged over three levels, it provides a series of attractive outdoor areas ideal for relaxing, entertaining and low-maintenance enjoyment. A patio area is accessed directly from the dining room, with steps rising to a decked seating area, followed by a pebbled section and a further upper decked terrace. The garden is well screened by close-boarded fencing, mature planting, partial brick walling and trellis, creating a calm, sheltered and secluded outdoor retreat rarely found so close to the town centre.

- **Attractive Victorian home in a central Guildford location**
- **Easy reach of London Road and Guildford mainline stations**
- **Four double bedrooms**
- **Contemporary bathrooms, including a four-piece en-suite**
- **Beautifully private, low-maintenance tiered garden**
- **Rarely found off-street parking to the front**
- **Moments from Guildford High Street**
- **Modern shaker-style kitchen with integrated appliances**
- **Versatile lower-ground floor rooms ideal for guests, home working or leisure use**
- **EPC D**

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Local Authority: Guildford Borough Council / Tax Band D

Services: All mains services are connected to this property









SITUATION

Sydenham Road enjoys a superbly central yet surprisingly peaceful position just moments from Guildford High Street, placing a wide range of shops, cafés, restaurants and cultural venues, including G Live and the Yvonne Arnaud Theatre, within easy reach.

The property is particularly well placed for commuters, with both London Road station and Guildford mainline station within walking distance, providing excellent rail connections, including frequent services to London Waterloo. Guildford's mainline station offers fast services to London Waterloo from around 33 minutes, while the nearby A3 provides swift access to London, the south coast and the wider motorway network via the M25. The area is also well served by highly regarded schools, both state and independent, together with plentiful leisure opportunities including Stoke Park, the Spectrum Leisure Centre and the nearby Surrey Hills Area of Outstanding Natural Beauty for walking and cycling. Despite its prime town centre position, Sydenham Road is set away from the main thoroughfares, offering a quiet residential feel while keeping Guildford's amenities close at hand.



DIRECTIONS

By foot: Sydenham Road is only a few minutes' walk from Guildford High Street and can be accessed via Castle Street, Tunsgate, Holy Trinity Church and Bakers Yard, making it exceptionally convenient for the town centre. By car: Approach Guildford's one-way system towards the A281 and turn left up the High Street. Continue as the road curves into Quarry Street, then take the next left into Castle Street. Castle Street becomes Sydenham Road, with No. 76 located approximately 0.4 miles along on the right-hand side. Alternatively, the property can also be reached via Jenner Road and Bright Hill from Epsom Road.



A beautifully modernised Victorian home with four double bedrooms, rare off-street parking and a wonderfully private tiered garden, set in a quiet central Guildford location within easy reach of the High Street, London Road station and Guildford mainline station.



Sydenham Road, Guildford, GU1

Approximate Area = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	56	74



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Clarke Gammon. REF: 1397163

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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