



31 Bray Road, Guildford GU2 7LH



**COLLINS**  
Independent Estate Agent





## 31 Bray Road Guildford GU2 7LH

Asking price £775,000

Freehold

Situated in the sought after GU2 7 post code area for Guildford schooling, this late Victorian/Edwardian three bedroom home has 1270 square feet of space. The whole house is beautifully presented combining its period features with timeless style best seen in the redesigned kitchen and luxury bathroom. Wooden floors, fireplaces and woodwork can be found throughout complimented by current trends in decor. Noteworthy features include the good sized bayed living room, spacious naturally light main bedroom and the potential for the next owner to capitalise on the unconverted basement and loft space. Outside the garden is enclosed with a side access and backing west for afternoon and evening sun. To summarise, a great location with town views, lovely presented home and potential for the future.



- Three bedroom halls adjoining semi
- Two reception rooms with fireplaces
- Cloakroom and refitted bathroom
- Double glazed throughout
- 2018 Combination boiler
- West backing garden with side access
- Beautiful condition throughout
- EPC - E
- Council tax band - D





Situated on high ground at Bray Road above the town centre this is a commuters dream location being under 10 minutes walk from the mainline station. Local shops are close by and the Downs at The Mount just across the Farnham Rd. County Secondary school is just a few hundred yards away making walking to school a must. The road features an incredible view to the Cathedral and the sunset views from The Mount are breath taking. This is a lovely place to settle in Guildford town.



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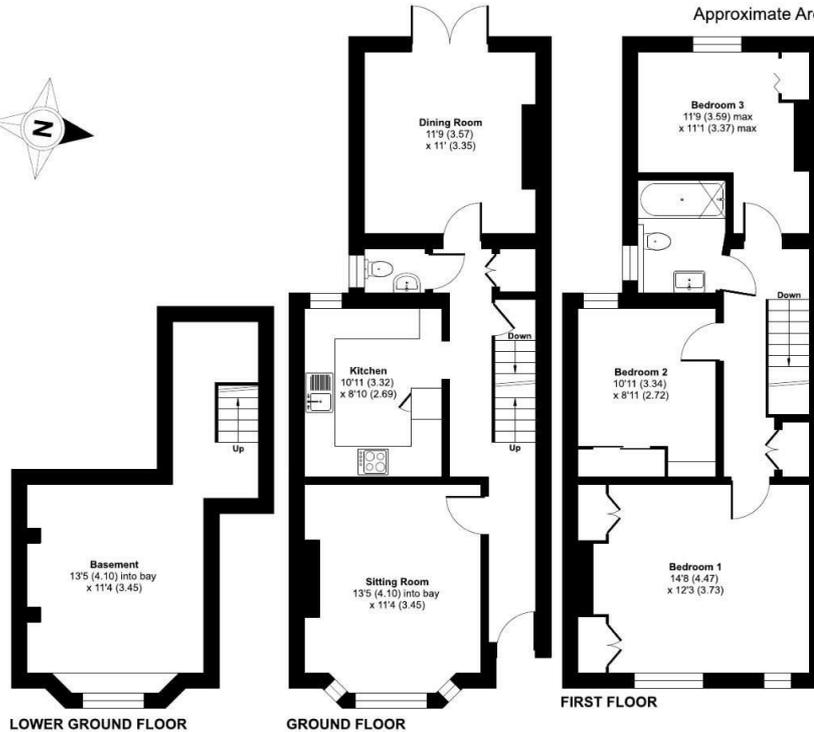
[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)



# Bray Road, Guildford, GU2

Approximate Area = 1271 sq ft / 118 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1417343



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