

25 Dapdune Road, Guildford, Surrey, GU1 4NY

CLARKE C·G GAMMON 1919

25 Dapdune Road

GUILDFORD, SURREY, GU1 4NY

25 Dapdune Road is a two-bedroom semi-detached home requiring modernisation, offering a straightforward opportunity to improve and extend a property in a popular and well-established part of Guildford.

The ground floor is arranged with separate dining and living rooms, with the kitchen positioned to the rear and access to the garden. A cellar provides additional storage and offers potential for a more substantial basement conversion, subject to the usual consents. On the first floor are two double bedrooms along with a bathroom.

The property also offers scope for further extension, including a loft conversion and side return, again subject to the usual planning and building regulations. Together, these provide an incoming owner with the opportunity to significantly increase the accommodation and rework the layout to suit their needs.

Outside, the rear garden enjoys a southerly aspect and provides a good degree of usable space.

Dapdune Road is well placed for Guildford town centre and the mainline station, both of which are readily accessible on foot. The River Wey and Dapdune Wharf are also nearby, along with the town's shops, restaurants and leisure facilities.

- **Two-bedroom semi-detached home**
- **Separate living and dining rooms**
- **Cellar with potential for further conversion, subject to consent**
- **Easy walking distance of train station and town centre**
- **Requires modernisation throughout**
- **South-facing rear garden with side access**
- **Scope for loft and side-return extensions, subject to planning**
- **EPC:**

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Local Authority: Guildford Borough Council / Tax Band D
Services: All mains services are connected to this property



























SITUATION

Dapdune Road occupies an convenient position on the edge of Guildford town centre, combining a residential setting with excellent access to many of the amenities that make this part of the town so popular.

Guildford's mainline railway station, town centre and High Street are all readily accessible on foot, making the location particularly appealing to commuters and anyone wanting to enjoy the town without being dependent on a car.

The nearby River Wey and Dapdune Wharf provide attractive waterside walks, while Guildford town centre offers an extensive range of independent shops, restaurants, cafés and bars alongside the larger national retailers. The Yvonne Arnaud Theatre, G Live and the open spaces surrounding the River Wey are also within easy reach.

Guildford mainline station provides frequent services to London Waterloo, while road connections are equally convenient, with straightforward access to the A3 and onward connections to London, the M25 and the south coast.

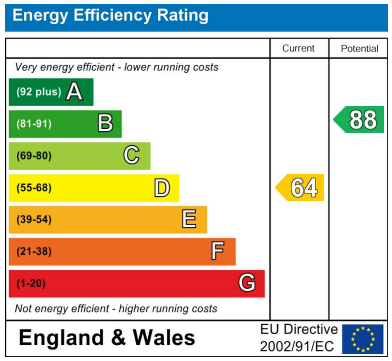
The property is close enough to walk into the centre or station with ease, yet the surrounding residential roads retain their own established neighbourhood feel. It is an area that continues to attract buyers who want the convenience of central Guildford without necessarily living directly in the town centre.



DIRECTIONS

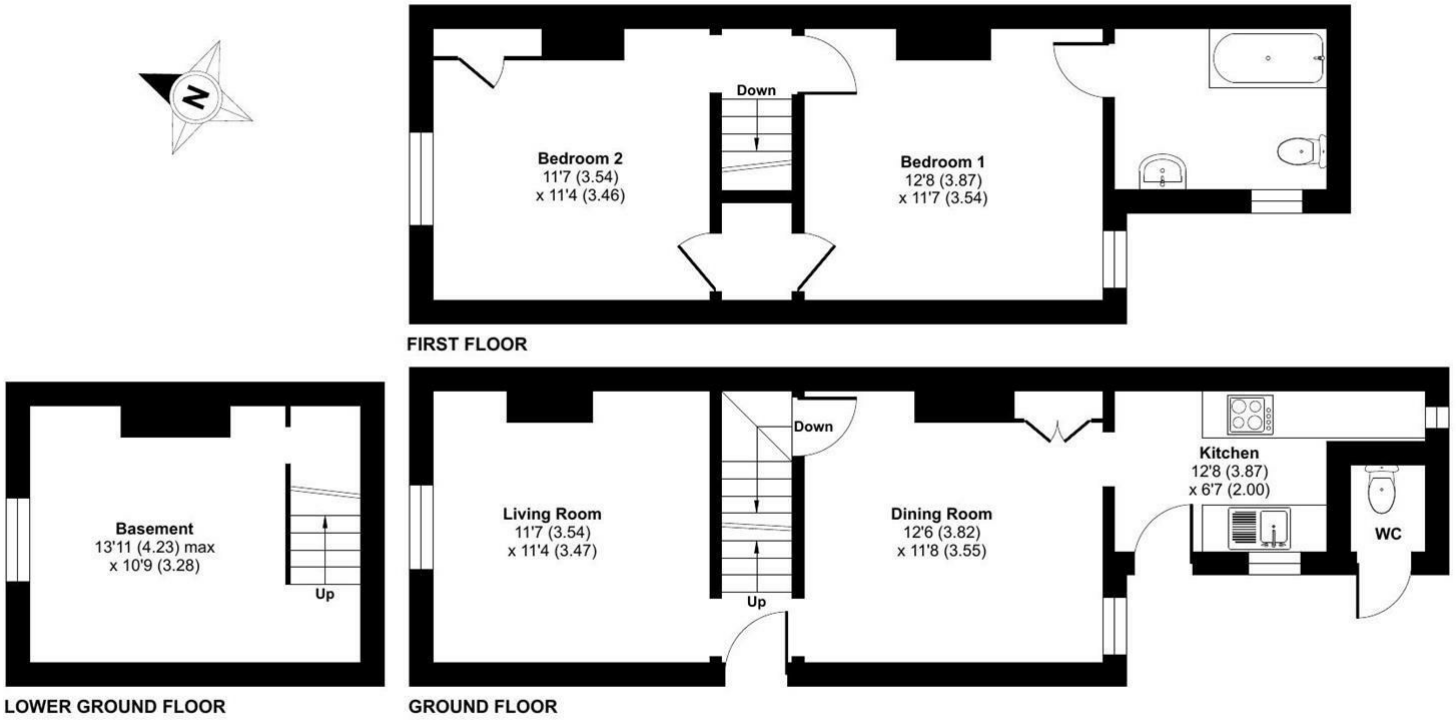
what3words: ///rents.blaze.stared

A two-bedroom semi-detached home offering excellent scope to refurbish and extend, with a cellar, south-facing garden and a convenient setting close to Guildford town centre and mainline station.



Dapdune Road, Guildford, GU1

Approximate Area = 923 sq ft / 85.7 sq m
WC = 11 sq ft / 1 sq m
Total = 934 sq ft / 86.7 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). ©nichecom 2026. Produced for Clarke Gammon. REF: 1528349

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.