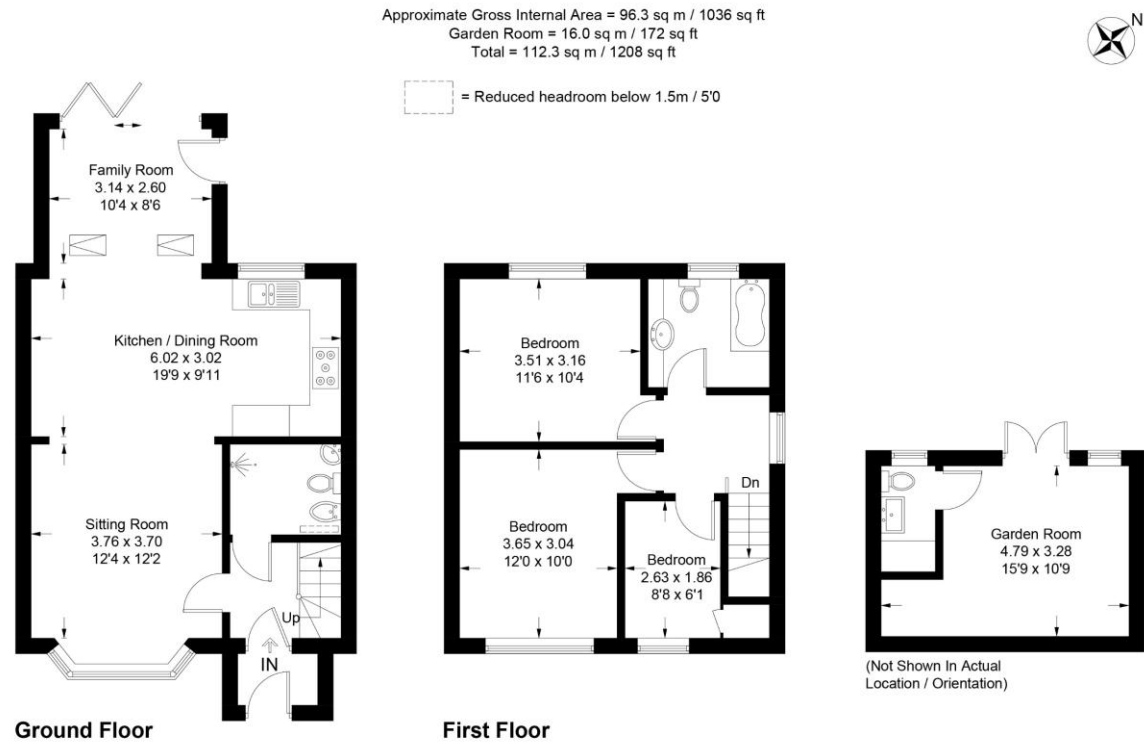


Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1334392)
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Seymours



135 Hazel Avenue
Guildford, Surrey, GU1 1NU
£500,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 2 baths
- EPC Rating B
- 1208 sq. ft
- London Road (Guildford) 1.7 miles
- End-of-terrace
- Beautifully-presented
- Off-street parking
- Bright and spacious accommodation
- Extended to the rear
- Modern
- Excellent transport links
- Highly-regarded schools nearby

A beautifully presented three bedroom home situated within easy reach of Guildford town centre and the mainline railway station. The property benefits from spacious and versatile living accommodation, including a family room added by the current owners as part of a rear extension, together with a detached garden room and off-road parking for two vehicles.

The entrance porch opens into the hallway, where stairs rise to the first floor and a door leads into a useful ground-floor shower room. The bright sitting room features a bay window to the front, with tiled flooring and underfloor heating extending throughout the ground floor and continuing into the generous open-plan kitchen and dining room.

The contemporary kitchen is fitted with a comprehensive range of units and work surfaces, together with integrated appliances and ample space for a dining table. From here, the accommodation flows into the rear extension, which provides an additional family room with rooflights and doors opening directly onto the garden. This impressive arrangement creates an excellent space for everyday living and entertaining.

Upstairs, there are three bedrooms comprising two spacious doubles and a further single bedroom. The family bathroom is fitted with a modern white suite including a bath, wash hand basin and WC.

Outside, the rear garden includes a patio adjoining the house, an area of lawn and a pathway leading to the detached garden room. Equipped with a WC and wash hand basin, this provides an ideal home office, studio or hobbies room. To the front, a brick-paved driveway provides off-road parking for two vehicles.

Hazel Avenue is conveniently positioned within two miles of Guildford town centre, offering an extensive selection of shops, restaurants, cafés and leisure facilities. Guildford’s mainline station provides frequent services to London Waterloo in approximately 35–40 minutes, while the A3 offers excellent road connections to London, the M25 and the surrounding area. Local schools, everyday amenities and open green spaces are also within easy reach.

Transport Links

London Road (Guildford) 1.7 miles
Worplesdon 1.7 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

