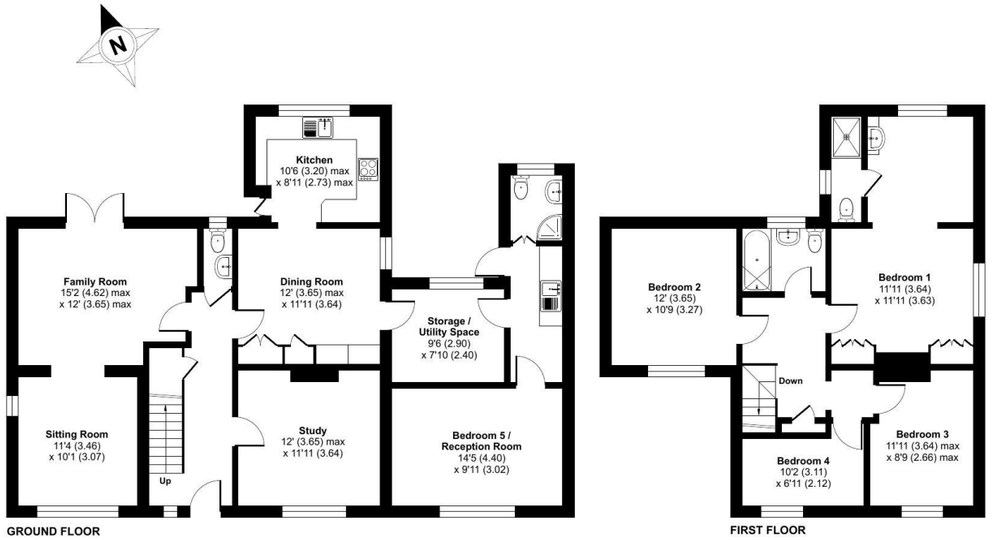
Floorplan

Firle Chestnut Avenue, Guildford, Surrey, GU2

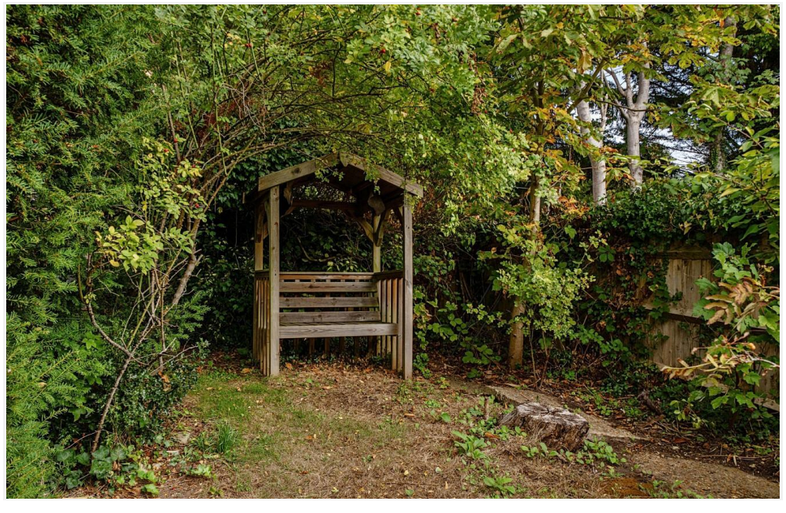
Total = 1812 sq ft / 168.3 sq m (includes Annexe)

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 Seymours Estate Agents. REF: 1535698







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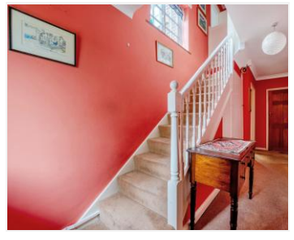







Firle, Chestnut Avenue, Guildford, Surrey, GU2 4HD

£1,200,000 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

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Property details

- 5 bedrooms
- 2 baths
- EPC Rating D
- 1812 sq. ft
- 0.9 miles Guildford Railway Station

- No onward chain
- Potential to convert or extend, subject to consent
- 0.2-acre plot
- Quiet residential location
- Catchment to local schools
- Four bedrooms
- Principal with ensuite shower room
- Large driveway parking
- Access to the North Downs Way

Situated in the highly desirable Chestnut Avenue, Firle is a substantial 1940s detached family home occupying a generous plot of approximately 0.2 acres. Having been in the same ownership since 1975, the property comes to the market for the first time in over 50 years and presents an exciting opportunity for purchasers looking to create a home tailored to their own requirements. Offering four/five bedrooms, including flexible annexe accommodation, the property has considerable scope for modernisation, remodelling and potential extension, subject to the necessary consents. Offered for sale with no onward chain.

The accommodation extends to approximately 1,812 sq ft, including the annexe, and provides a versatile arrangement of living spaces. An entrance hall leads to the principal reception rooms, with a generous family room opening into a further sitting room, creating an attractive living area with views to both the front and rear of the property. The kitchen flows through into an open-plan dining room, whilst a separate study provides an ideal space for home working.

A particularly useful feature is the adjoining annexe accommodation, comprising a reception room or fifth bedroom, together with a utility area and shower room. This versatile space offers a variety of possibilities, whether for an older relative, an independent teenager, visiting family and friends or as an additional entertainment room, allowing the accommodation to adapt to changing family needs.

On the first floor are four bedrooms, served by a family bathroom, with the principal bedroom also benefiting from an adjoining shower room. Whilst the property would benefit from updating, the existing layout offers considerable potential to create a contemporary family home, particularly through the introduction of a larger open-plan kitchen, dining and living space whilst retaining separate reception rooms.

Outside, the property occupies grounds of approximately one fifth of an acre, with a driveway providing off-street parking and established planting offering privacy. The rear garden is a particularly appealing feature, with areas of lawn, mature trees, shrubs and established borders, together with a raised terrace ideal for outdoor dining and entertaining. The generous plot provides an attractive setting and further opportunities for landscaping.

Chestnut Avenue is a well-regarded residential road, conveniently positioned for Guildford town centre and its excellent shopping, restaurants and leisure facilities. Guildford mainline railway station is approximately 0.9 miles away, providing regular services to London Waterloo, whilst local bus services offer further convenient connections. The area is particularly popular with families, with highly regarded schools nearby, including Guildford County School and St Nicolas' Church of England Infant School, together with a wider choice of state and independent schools. For those who enjoy the outdoors, the River Wey and North Downs Way are within easy reach, offering wonderful opportunities for walking and recreation, whilst the nearby Ship Inn provides a traditional local pub.

With its generous proportions, flexible annexe accommodation and substantial plot, Firle represents a rare opportunity to create an exceptional family home in an established Guildford location, with the added advantage of no onward chain.

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



0.2 acre plot in quiet location





No onward chain



The Property Ombudsman

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