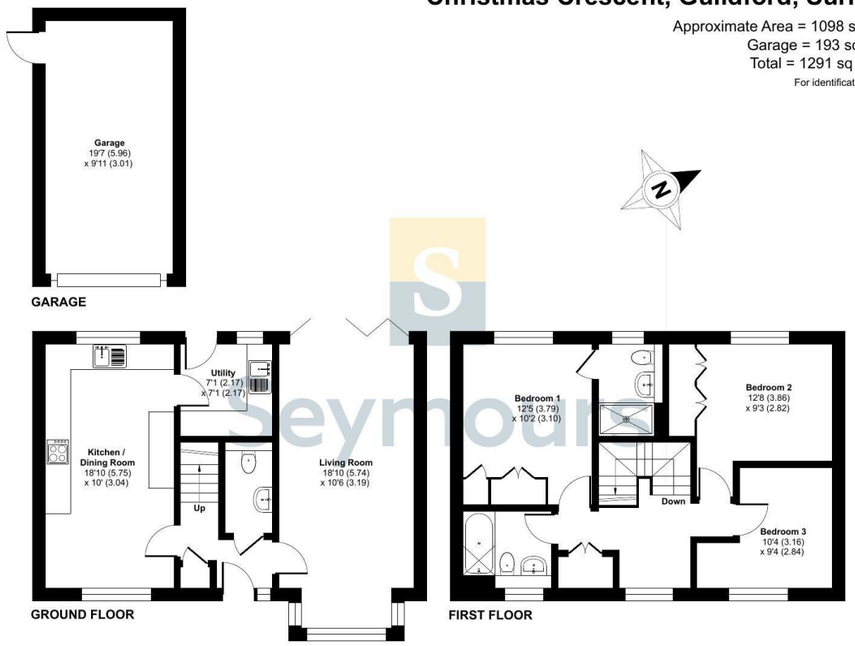
Floorplan

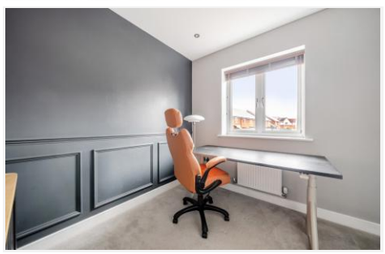
Christmas Crescent, Guildford, Surrey, GU3

Approximate Area = 1098 sq ft / 102 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1291 sq ft / 119.9 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 Seymours Estate Agents. REF: 1514147



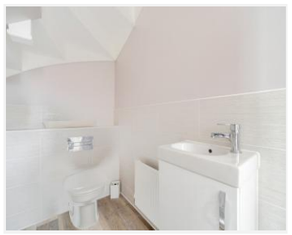




Seymours











4 Christmas Crescent
Guildford, Surrey, GU3 3FD

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

- 3 bedrooms
- 2 baths
- EPC Rating B
- 1291 sq. ft
- Worplesdon 1.9 miles
- Detached house
- Driveway parking for two cars
- Garage
- Landscaped garden
- Immaculately-presented
- Excellent transport links
- Highly-regarded schools nearby
- Desirable location

An immaculately presented three bedroom detached home offering bright, contemporary accommodation, complemented by driveway parking, a garage and an attractive rear garden. The property occupies a pleasant position within Christmas Crescent and has been thoughtfully arranged for modern family life.

The welcoming entrance hall provides access to a cloakroom and the principal ground-floor rooms. The spacious sitting room is filled with natural light, with bifold doors opening directly onto the rear terrace and garden.

The impressive kitchen/dining room provides an excellent setting for everyday living and entertaining. The kitchen is fitted with a stylish range of contemporary units, integrated appliances and generous work surfaces, while a bay window creates a particularly bright dining area. A separate utility room offers additional storage, a sink and convenient access outside.

Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The second bedroom is also a well-proportioned double, while the third is a generous single bedroom that would work equally well as a nursery or home office. A modern family bathroom fitted with a bath and overhead shower, wash hand basin and WC completes the accommodation.

The enclosed rear garden has been attractively landscaped to create an appealing and manageable outside space, with a paved terrace adjoining the house, a central lawn and established borders. To the front, the driveway provides off-street parking, while the generous garage offers further parking or storage.

Christmas Crescent is situated in the GU3 area on the western side of Guildford, combining a pleasant residential environment with convenient access to the town and surrounding Surrey countryside. Guildford offers an extensive selection of shops, restaurants, leisure facilities and highly regarded schools, together with a mainline station providing regular services to London Waterloo. The A3 and wider road network are also readily accessible.

Transport Links
Worplesdon 1.9 miles
Guildford 2.0 miles

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

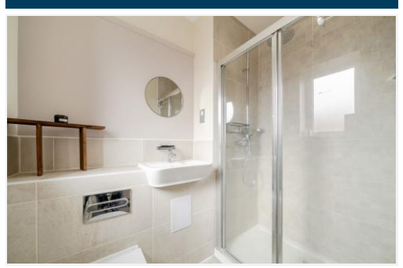


Landscaped rear garden





Driveway parking and garage



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