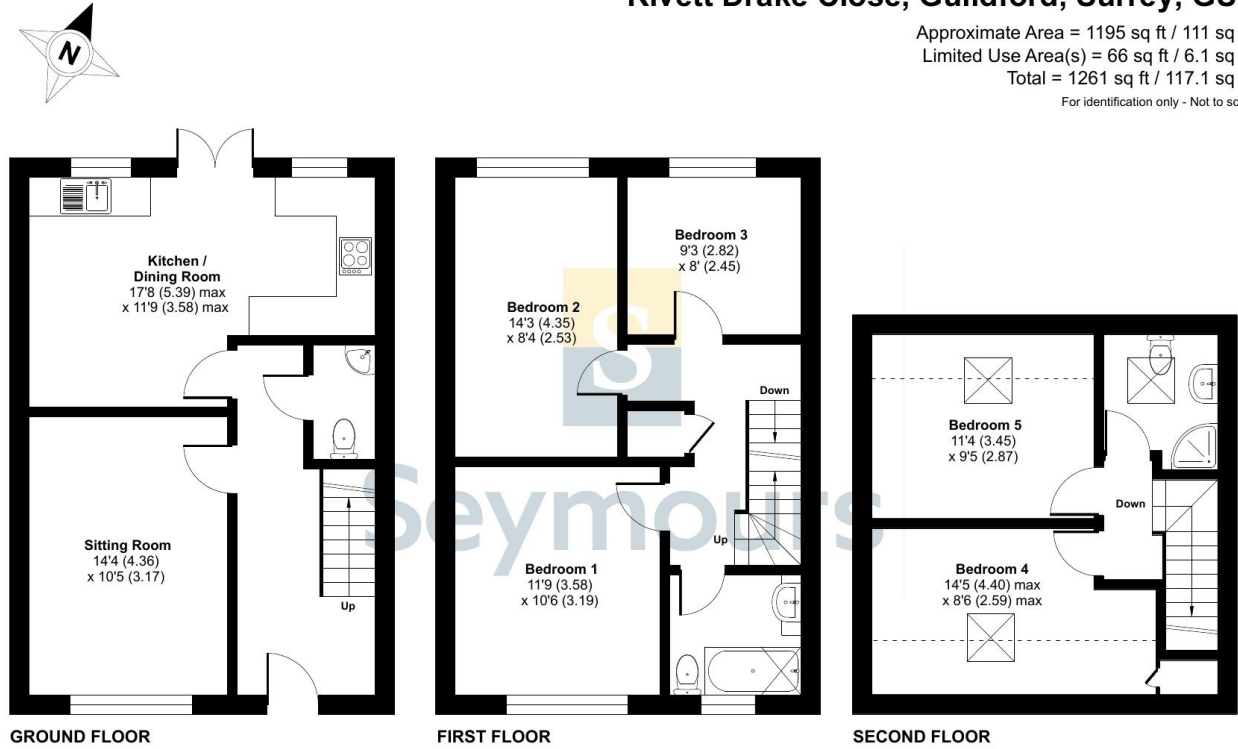


Rivett Drake Close, Guildford, Surrey, GU2

Approximate Area = 1195 sq ft / 111 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Total = 1261 sq ft / 117.1 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: 1458936



Seymours



11 Rivett Drake Close
Guildford, Surrey, GU2 9LF

£575,000 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

- 5 bedrooms
- 2 baths
- EPC Rating C
- 1261 sq. ft
- Worplesdon 1.8 miles

- End-of-terrace
- One allocated parking space
- Landscaped garden
- Highly-regarded development
- Modern
- Beautifully-presented
- Excellent transport links
- Well-regarded schools nearby

A beautifully presented and deceptively spacious five bedroom family home, arranged over three floors and situated within the popular Queen Elizabeth Park development. Offering flexible and well-balanced accommodation, the property benefits from two bathrooms, a landscaped rear garden, an allocated parking space and is ideally positioned within easy reach of Guildford town centre, excellent local schools, the Royal Surrey County Hospital and the A3.

The accommodation is entered via a welcoming entrance hall with useful understairs storage and a cloakroom. To the front of the property, the generous sitting room is filled with natural light from a large window overlooking the front aspect, creating a comfortable family living space. To the rear, the impressive kitchen/dining room forms the heart of the home, fitted with a comprehensive range of contemporary units, generous work surfaces and integrated appliances. There is ample space for a dining table and entertaining, with French doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom. The remaining bedrooms on this floor are served by a beautifully appointed family bathroom.

The second floor provides two further generous double bedrooms together with a contemporary shower room, creating an ideal guest floor or space for older children seeking greater independence. Together, the upper floors offer exceptionally versatile accommodation to suit a wide range of family requirements.

Outside, the attractive rear garden has been thoughtfully landscaped to provide a generous decked terrace, ideal for outdoor dining and entertaining, leading onto an area of artificial lawn bordered by well-stocked raised beds and complemented by a useful garden shed. The property also benefits from one allocated parking space.

Queen Elizabeth Park is a highly regarded development on the western side of Guildford, well placed for the Royal Surrey County Hospital, the University of Surrey, Surrey Sports Park and excellent road links via the A3. Guildford town centre offers an extensive selection of shops, restaurants, cafés and leisure facilities, together with the Yvonne Arnaud Theatre, G Live entertainment venue and picturesque walks along the River Wey. Guildford's mainline railway station provides fast and frequent services to London Waterloo, making the area particularly popular with commuters and families alike.

Transport Links

Worplesdon 1.8 miles
Guildford 1.8 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



Spacious accommodation
set over three floors

