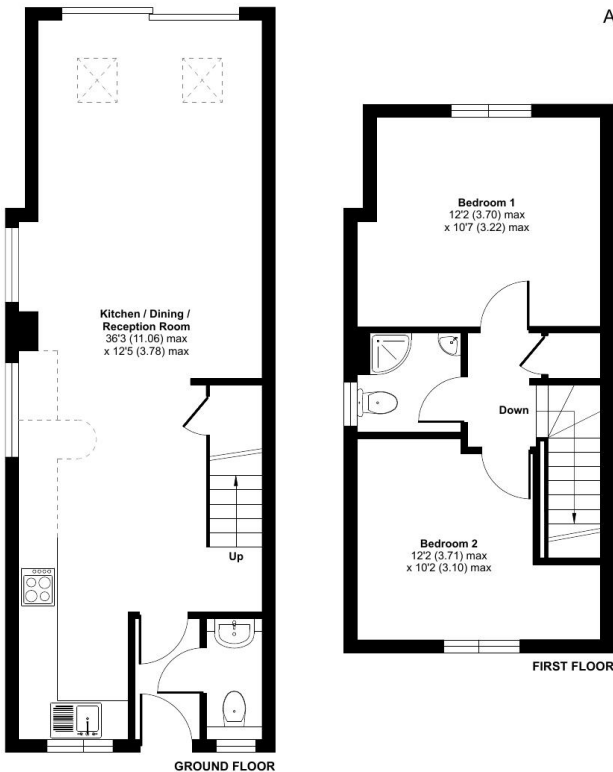


Hunts Close, Guildford, Surrey, GU2

Approximate Area = 755 sq ft / 70.1 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). © nchecon 2024. Produced for Seymours Estate Agents. REF: 1217677



15 Hunts Close
Guildford, Surrey, GU2 8LS
£400,000 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

- 2 bedrooms
- 1 bath
- 755 sq. ft
- Guildford 1.64 miles

- End of terrace
- New build
- Modern fittings
- Spacious double bedrooms
- Downstairs WC
- Rear garden
- Off-road parking
- Freehold
- Transport links to Guildford

A beautiful new-build two-bedroom home, offering style and light throughout. Nestled in a peaceful cul-de-sac, this property is ideally located just moments from Guildford and its wide range of amenities.

The welcoming entrance hall leads to a convenient downstairs cloakroom with a WC and wash hand basin. The spacious and bright living room offers a comfortable, inviting space to relax. A standout feature of this home is the expansive open-plan kitchen/living/dining area, perfect for modern living. Sliding doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces.

The contemporary kitchen boasts an array of sleek eye and base-level units, paired with stylish work surfaces.

Upstairs, a cleverly designed layout creates a spacious first-floor landing, leading to two well-proportioned bedrooms and a modern family bathroom.

This property offers the opportunity for personal flair to be brought in with furnishings and decorative choices.

The rear garden is a generous size, featuring a small patio area ideal for alfresco dining and entertaining. Gated access to the rear ensures convenience. To the front of the property, a shingle driveway offers off-road parking for up to two vehicles with power for an EV charging point.

Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside and the London skyline.

Transport Links

Guildford 1.64 miles
London Road (Guildford) 2.18 miles

Council tax band: To be confirmed
Local authority: Guildford
Tenure: Freehold

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

