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1 GREATFORD DRIVE

GUILDFORD • SURREY

GREATFORD DRIVE, GUILDFORD, SURREY, GU1 2XS

Nestled within the peaceful and highly sought-after Greatford Drive, this impressive five-bedroom detached family home has been meticulously refurbished by the current owners, creating a contemporary and beautifully balanced residence that combines comfort, style, and practicality. Set within mature, leafy surroundings, the property offers over 2,800 sq. ft. of versatile living space and is being sold with no onward chain.

Stepping through the welcoming entrance porch, you are greeted by a bright and spacious hallway that sets the tone for the rest of the home. The ground floor has been thoughtfully redesigned to provide a superb flow between living areas, ideal for modern family life. The elegant sitting room features stylish herringbone flooring and double doors leading through to a large conservatory, which overlooks the garden and floods the space with natural light. Across the hallway, the office/bedroom five offers excellent flexibility for home working or guest accommodation.

The heart of the home is the stunning kitchen/dining room, recently refitted to a high specification with sleek cabinetry, integrated appliances, and generous workspace. It opens onto the garden, perfect for family dining or entertaining. A useful utility room and cloakroom complete the ground floor, along with access to the integral garage.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom is particularly spacious, featuring a large window overlooking the garden and fitted storage. Both the main bathroom and ensuite have been beautifully updated with contemporary fittings, stone-effect tiling, and high-quality fixtures, offering a boutique hotel feel.

Externally, the house enjoys a generous rear garden, mainly laid to lawn and bordered by mature trees for privacy. A patio area provides a lovely space for outdoor dining and relaxation, while the block-paved driveway at the front offers ample parking for several cars.



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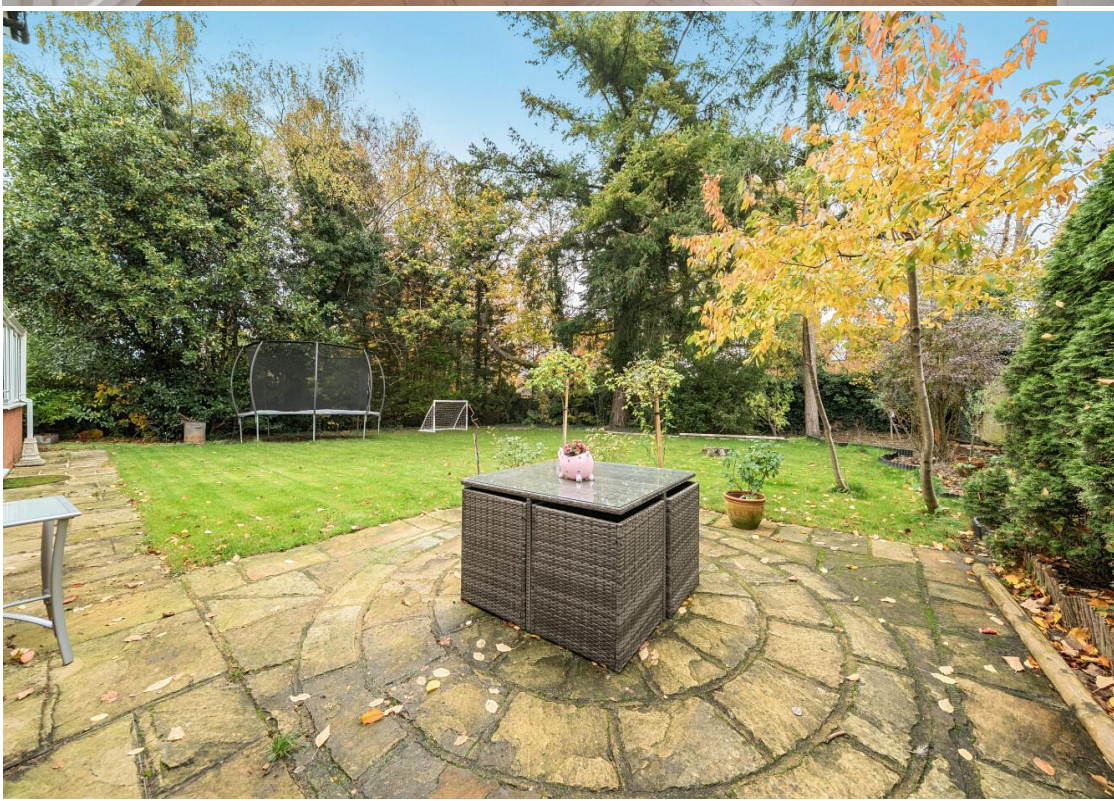
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ACCOMMODATION & SPECIFICATION

- *Beautifully presented four/five-bedroom house
- * Newly fitted kitchen
- * Refurbished bathrooms
- *Parquet flooring
- * spacious living accommodation
- *quiet cul-de-sac location
- *No onward chain





LOCATION

Greatford Drive is a quiet, leafy residential road positioned within easy reach of Guildford's historic High Street, with its excellent range of shops, restaurants, and cultural amenities. The mainline station provides fast and frequent services to London Waterloo, while highly regarded schools and scenic countryside walks are close by.



Greatford Drive, Guildford, GU1

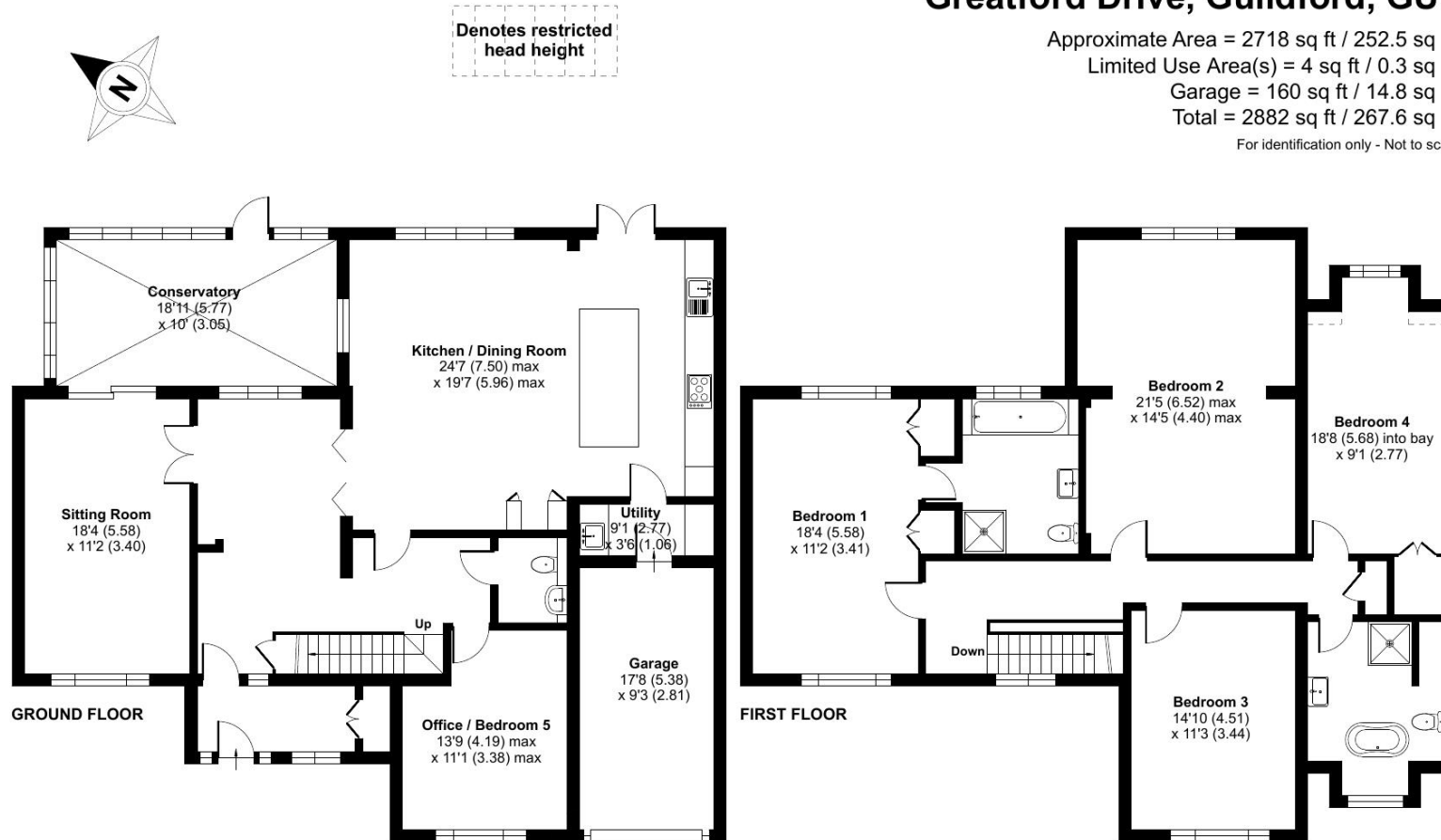
Approximate Area = 2718 sq ft / 252.5 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 2882 sq ft / 267.6 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 2025. Produced for Seymours Estate Agents. REF: 1370228





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