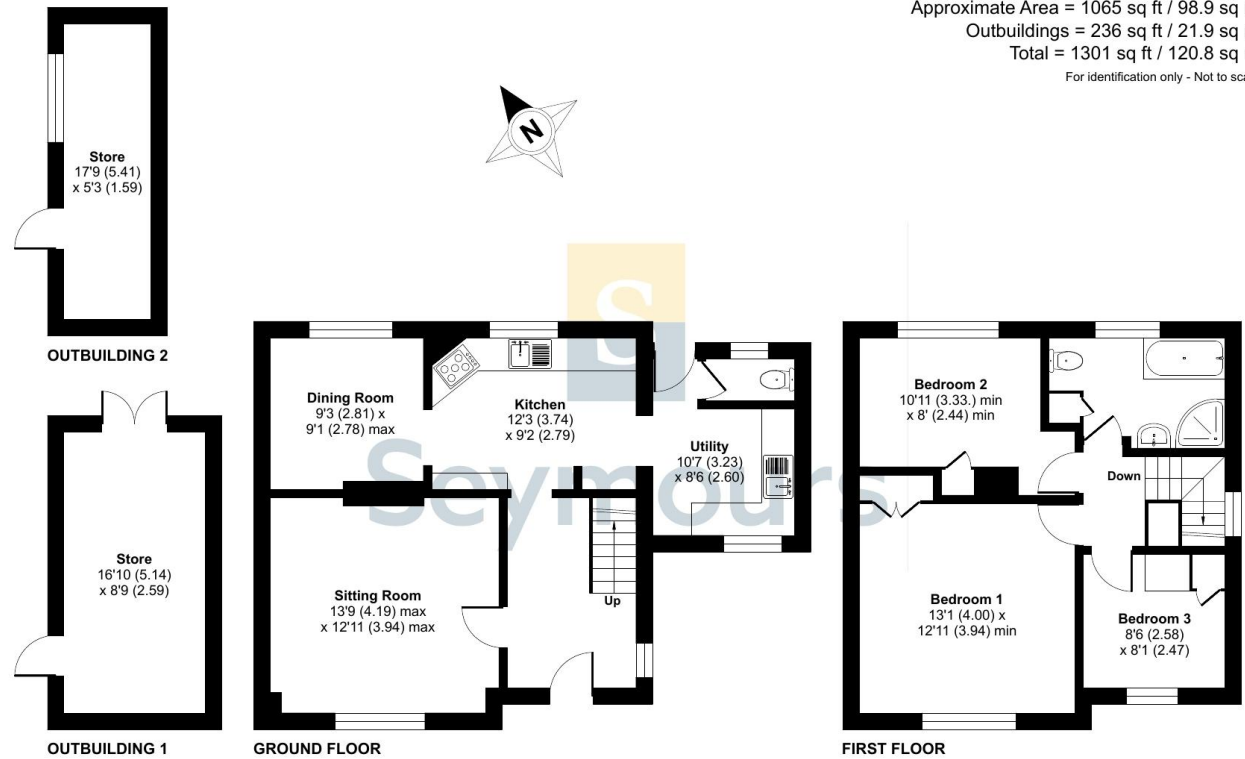


Yew Tree Drive, Guildford, Surrey, GU1

Approximate Area = 1065 sq ft / 98.9 sq m
Outbuildings = 236 sq ft / 21.9 sq m
Total = 1301 sq ft / 120.8 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 2026. Produced for Seymours Estate Agents. REF: 1465668



Seymours



123 Yew Tree Drive
Guildford, Surrey, GU1 1NY

£475,000 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

- 3 bedrooms
- 1 bath
- EPC Rating C
- 1301 sq. ft
- Worplesdon 1.7 miles
- End-of-terrace
- Garden
- Spacious accommodation
- Two reception rooms
- Excellent transport links
- Within easy reach of Guildford town centre
- Well-regarded schools nearby
- Popular residential location

Situated in a popular residential location close to local schools, amenities and transport links, this well presented three bedroom end-of-terrace home offers generous living accommodation throughout together with a sizeable rear garden, useful outbuildings and driveway parking.

The ground floor comprises a welcoming entrance hall leading through to a bright and spacious sitting room with a large front aspect window and feature fireplace, creating a comfortable family living space. The kitchen is fitted with a range of cream units complemented by stylish tiled splashbacks and ample worktop space, with an opening through to the dining room which enjoys views over the rear garden and provides an excellent space for entertaining. A separate utility room offers additional storage and appliance space with direct access outside.

Upstairs, the property offers three well-proportioned bedrooms, including a particularly generous principal bedroom with extensive fitted wardrobes. The remaining bedrooms are ideal for children, guests or home working, all served by a modern family bathroom fitted with both a bath and separate shower cubicle.

Outside, the property benefits from a substantial rear garden backing onto mature woodland, providing a good degree of privacy and a pleasant outdoor setting. The garden also features two useful outbuildings currently utilised for storage, together with gated access leading to off-road parking.

This attractive family home combines spacious accommodation with excellent outdoor space and is ideally suited to buyers seeking a well located home with further potential and flexible living options.

Guildford town centre is within easy reach offering an excellent selection of shops, restaurants, bars and leisure facilities together with a mainline station providing direct links to London Waterloo. The area is well regarded for its range of schools and nearby green spaces, while excellent road connections including the A3 provide convenient access to London, the M25 and surrounding Surrey countryside.

Transport Links

Worplesdon 1.7 miles
London Road (Guildford) 1.7 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



Generous garden with two outbuildings



Spacious accommodation