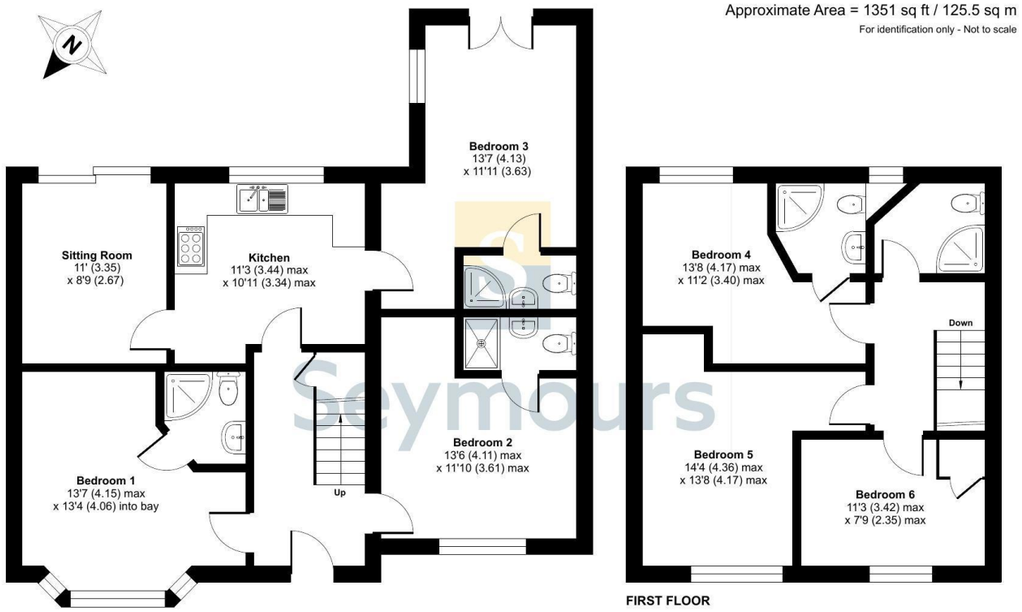
Floorplan

Hazel Avenue, Guildford, Surrey, GU1

Approximate Area = 1351 sq ft / 125.5 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: 1535979







Seymours











11 Hazel Avenue
Guildford, Surrey, GU1 1NJ

£550,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

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Property details

- 6 bedrooms
- 5 baths
- EPC Rating C
- 1351 sq. ft
- London Road (Guildford) 1.5 miles
- Semi-detached
- No onward chain
- Off-street parking
- Generous garden
- Opportunity to purchase as an ongoing investment or as a family home
- Versatile accommodation
- Excellent transport links
- Within easy reach of Guildford town centre

Offered to the market with no onward chain, this six bedroom semi-detached house benefits from off-street parking and an enclosed rear garden. Currently operating as a rental property, it offers the opportunity to purchase as an ongoing investment or as a family home, with a versatile layout arranged over two floors.

The entrance hall leads to a separate sitting room at the rear of the property, where sliding doors open onto the garden. The adjoining kitchen is fitted with a range of white wall and base units complemented by contrasting worktops, with a gas hob, extractor hood and space for appliances. A window above the sink overlooks the rear garden.

Three bedrooms occupy the ground floor, each with its own en suite shower room. The front bedroom features a bay window, while the rear bedroom enjoys French doors opening directly onto the garden. For those seeking a family home, this flexible layout provides scope to accommodate an elderly relative or guests, or to adapt rooms for additional reception space, home working or a playroom.

Upstairs, the landing serves three further bedrooms, one with an en suite shower room, together with a separate shower room. The arrangement provides a useful balance of accommodation across both levels, with five shower rooms in total.

The property currently generates an annual rental income of £61,740, with an increase to £62,040 from February 2027, offering an established income for a purchaser seeking to continue its investment use.

Outside, the gravelled frontage provides off-street parking. The enclosed rear garden is predominantly laid to gravel for ease of maintenance, with a decked seating area adjoining the house and space for outdoor dining. Timber fencing defines the boundaries, while established trees provide a leafy backdrop and a storage shed offers useful space for garden equipment.

Hazel Avenue is situated in the Bellfields area of Guildford, conveniently placed for local shops, schools and public transport links. Guildford town centre offers an extensive selection of shops, restaurants, cafés and leisure facilities, while the mainline station provides connections to London Waterloo. The A3 is also readily accessible, connecting with the M25 and wider road network.

Transport Links
London Road (Guildford) 1.5 miles
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





No onward chain



The Property Ombudsman
CTSI APPROVED CODE TradingStandards.uk