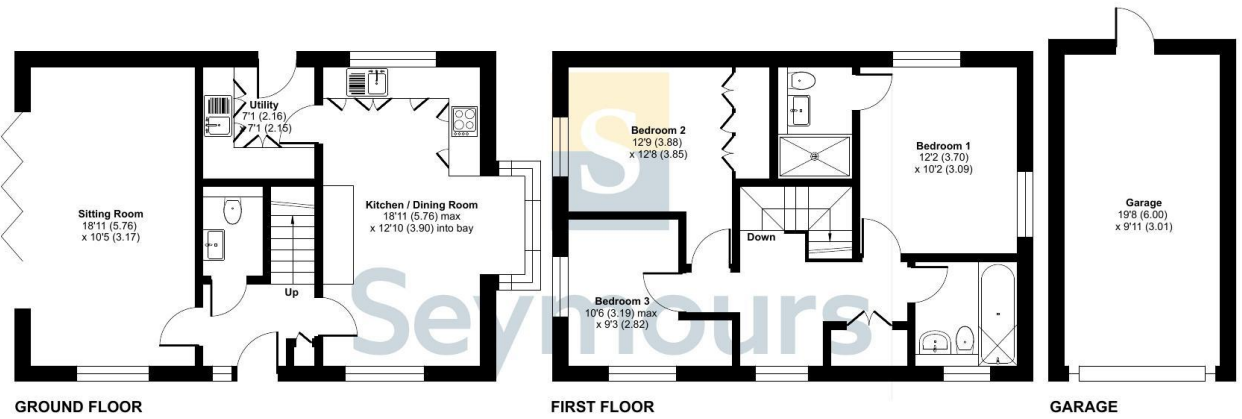


Christmas Crescent, Guildford, Surrey, GU3

Approximate Area = 1093 sq ft / 101.5 sq m
Garage = 194 sq ft / 18 sq m
Total = 1287 sq ft / 119.5 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). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1507982



Seymours



2 Christmas Crescent
Guildford, Surrey, GU3 3FD

£625,000 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
- 2 baths
- EPC Rating B
- 1287 sq. ft
- Guildford 2.0 miles
- Detached house
- Driveway parking
- Garage
- Landscaped garden
- Modern
- Beautifully-presented
- Excellent transport links
- Highly-regarded schools nearby

An immaculately-presented three bedroom detached home offering bright, contemporary accommodation, complemented by driveway parking and a generous single garage. The property occupies an attractive position on Christmas Crescent and features a smart red-brick and rendered exterior with a beautifully landscaped frontage.

The welcoming entrance hall provides access to a cloakroom and the principal ground-floor rooms. The spacious sitting room is filled with natural light, with bi-fold doors opening directly onto the rear terrace and garden. The impressive kitchen and dining room provides an excellent setting for everyday family life and entertaining. It is fitted with a stylish range of contemporary units, integrated appliances and generous work surfaces, while a bay window creates a particularly bright dining area. A separate utility room provides additional storage, a sink and convenient access outside.

Upstairs, the principal bedroom benefits from a modern en-suite shower room, while the second bedroom is also a comfortable double. The third is a generous single bedroom, equally suited to use as a nursery or home office. A well-appointed family bathroom and a bright landing with a full-height window complete the first floor.

The enclosed rear garden has been thoughtfully landscaped to provide an attractive and manageable outdoor setting, with a paved patio adjoining the house, planted borders, decorative gravel and a sunken seating area ideal for outdoor dining and entertaining.

Christmas Crescent is situated in the GU3 area on the western side of Guildford, combining a pleasant residential environment with convenient access to the town and surrounding Surrey countryside. Guildford offers an extensive selection of shops, restaurants, leisure facilities and highly regarded schools, together with rail connections to London. The A3 and wider road network are also readily accessible, making the location well suited to commuters and families seeking a balance of town amenities and nearby open spaces.

Transport Links

Worplesdon 1.9 miles
Guildford 2.0 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

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



Bright and spacious accommodation



Desirable location

