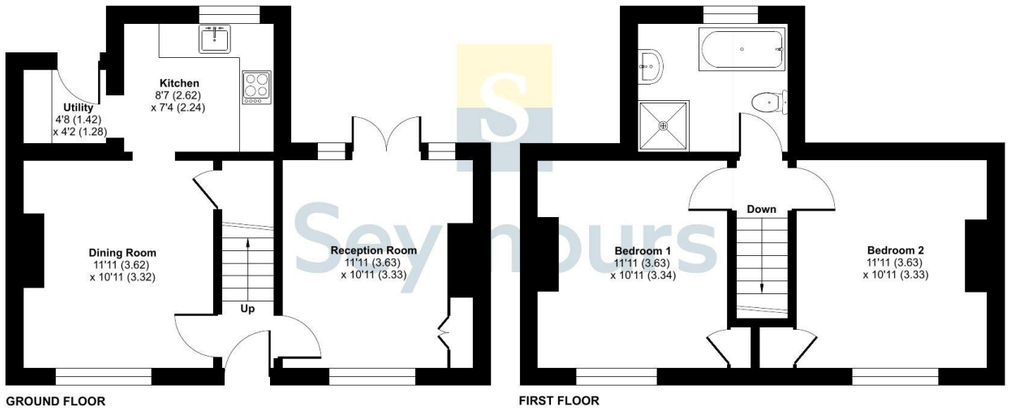
Floorplan

Walnut Tree Close, Guildford, Surrey, GU1

Approximate Area = 777 sq ft / 72.1 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1496038







Seymours











13 Walnut Tree Close
Guildford, Surrey, GU1 4UL

£450,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

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Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 777 sq. ft
- Guildford 0.1 miles
- No onward chain
- End of terrace
- Period property
- Newly fitted kitchen and bathroom
- Two generous double bedrooms
- Located in the heart of Guildford
- Excellent transport links
- Wide range of amenities nearby

A charming two bedroom period cottage offered to the market with no onward chain, ideally situated in a highly convenient location within easy reach of Guildford High Street and the mainline railway station. Retaining a wealth of character, the property has been fully redecorated throughout and benefits from a newly fitted kitchen and bathroom, two reception rooms and a private courtyard garden.

The accommodation comprises two inviting reception rooms positioned at the front of the property. The sitting room features a character fireplace and French doors opening directly onto the rear garden. The separate dining room provides an attractive setting for everyday dining or entertaining.

The kitchen has been stylishly finished with contemporary Shaker-style cabinetry, wooden work surfaces, tiled splashbacks and integrated cooking appliances. An adjoining utility room provides additional storage and laundry facilities, together with direct access to the rear garden. The recent redecoration is complemented by new flooring and carpets, creating a fresh and cohesive finish throughout the home.

The first floor offers two generous double bedrooms, both enjoying character fireplaces and ample space for bedroom furniture. The principal bedroom benefits from French doors opening onto a Juliet balcony overlooking the rear garden. The newly fitted family bathroom features a freestanding bath, separate shower enclosure, wash hand basin and WC, complemented by attractive tiling and panelled detailing.

Outside, the property enjoys a low-maintenance enclosed rear courtyard garden, predominantly paved to provide an ideal space for outdoor seating. Permit parking is available.

Walnut Tree Close is a well-regarded location positioned just a short distance from Guildford's historic High Street, which offers an excellent selection of shops, restaurants, cafés and leisure facilities. Guildford mainline railway station provides fast and frequent services to London Waterloo, while the nearby A3 offers convenient road links to the M25, London and the south coast. The River Wey, local parks and a number of highly regarded schools are also within easy reach.

Transport Links
Guildford 0.1 miles
London Road (Guildford) 0.7 miles

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

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

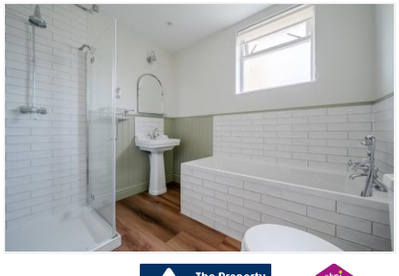


No onward chain





Central location



The Property Ombudsman

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