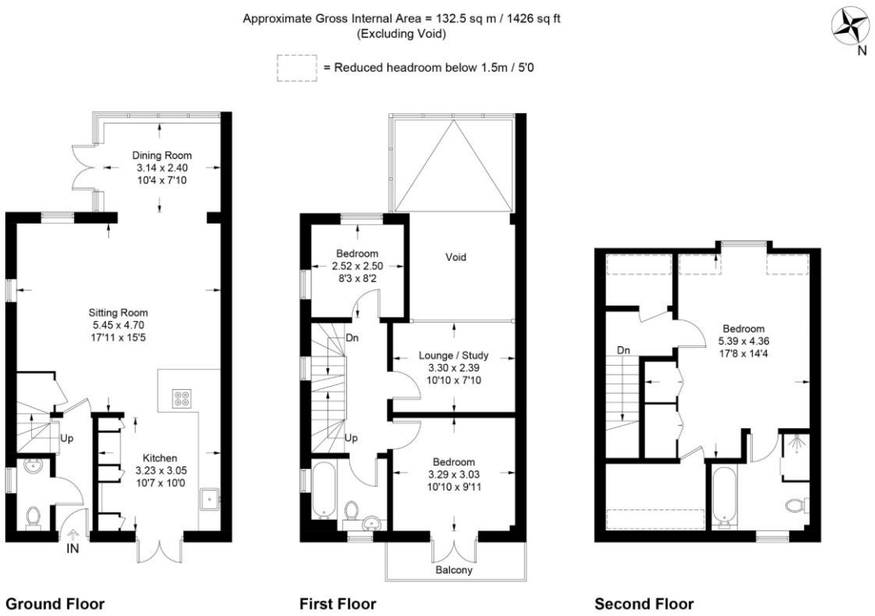
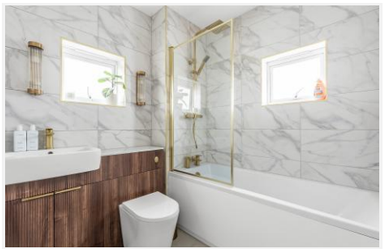
Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1338104)
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Seymours











1 Henderson Avenue
Guildford, Surrey, GU2 9LP

£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

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Property details

- 3 bedrooms
- 2 baths
- EPC Rating C
- 1426 sq. ft
- London Road(Guildford) 1.8 miles

- Beautifully-refurbished throughout, including a new kitchen and bathrooms
- End-of-terrace
- Allocated parking space
- Landscaped garden
- Principal bedroom occupying the entire top floor, with a dressing room and bathroom
- Highly-regarded schools nearby
- Excellent transport links
- Set in the sought-after Queen Elizabeth Park

This three bedroom end of terrace house has been refurbished throughout by the current owner, with a new kitchen, new bathrooms and a landscaped garden. Its layout offers generous living space across three floors, including a striking double-height dining area and a separate first floor lounge or study.

The entrance hall leads to a newly fitted kitchen with sleek cabinetry, integrated appliances and a breakfast bar. Beyond is the spacious sitting room, which opens into a dining area framed by tall windows and doors to the garden. A ground-floor cloakroom completes this level.

The first floor has two bedrooms and a newly fitted family bathroom with a bath and shower over. Overlooking the dining area, the additional lounge provides a useful place to work, read or relax. One of the bedrooms also opens onto a balcony.

The principal bedroom occupies the second floor and has room for a desk or dressing area, alongside built-in storage. Its newly fitted bathroom includes a bath and separate shower enclosure.

Outside, the beautifully-landscaped garden provides space for outdoor dining and relaxation. The property also has one allocated parking space.

Henderson Avenue is set within Guildford's Queen Elizabeth Park, a residential development with a Tesco Express, Nuffield Health gym and local bus links to the town centre. Guildford is approximately two miles away, making the property convenient for its wider range of amenities.

Guildford's historic High Street offers a mix of well-known shops, independent businesses, cafés and restaurants. The town also has highly regarded schools, riverside walks along the Wey, the Yvonne Arnaud Theatre and G Live. Guildford mainline station provides services to London Waterloo, while the surrounding area offers access to parks and Surrey countryside.

Transport Links
London Road (Guildford) 1.8 miles
Worplesdon 1.8 miles

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



Bright and spacious throughout





Sought-after location



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