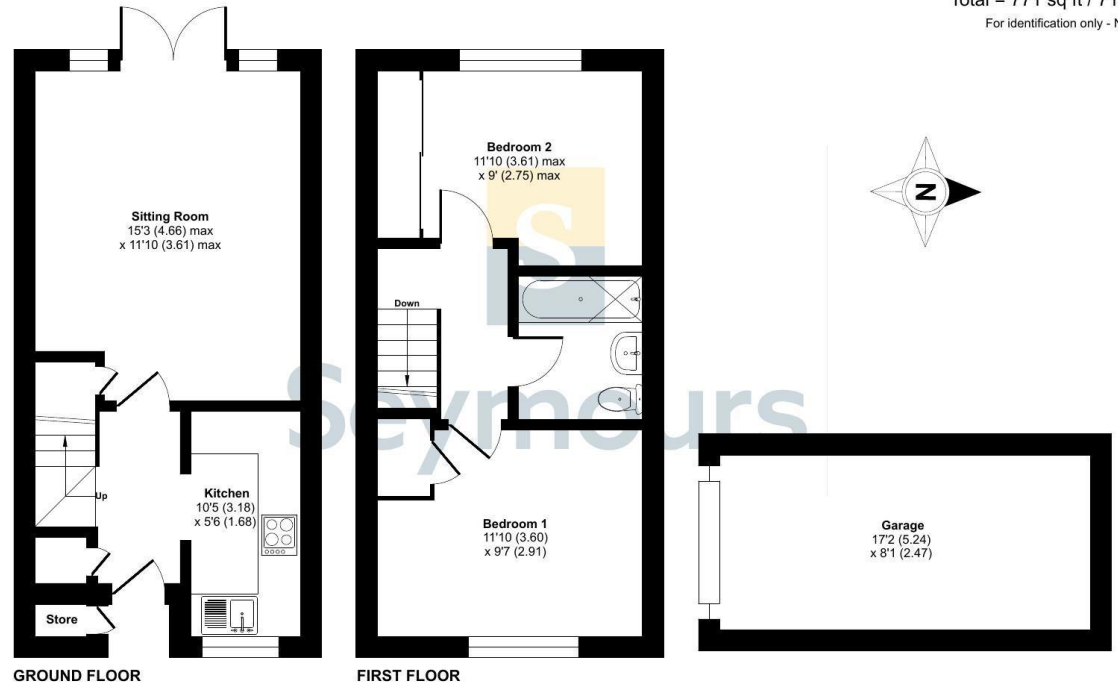


Hamilton Drive, Guildford, Surrey, GU2

Approximate Area = 628 sq ft / 58.3 sq m
Garage = 139 sq ft / 12.9 sq m
Store = 4 sq ft / 0.3 sq m
Total = 771 sq ft / 71.5 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: 1527371



Seymours



6 Hamilton Drive
Guildford, Surrey, GU2 9PL

£350,000 offers in excess of

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

- 2 bedrooms
- 1 bath
- EPC Rating C
- 771 sq. ft
- Worplesdon 1.6 miles
- Mid-terrace
- Garage in a nearby block
- Landscaped garden
- Well-presented
- Within easy reach of Whitmoor Common
- Excellent transport links

This well-presented two bedroom mid-terrace home offers bright accommodation, an attractive enclosed rear garden and a garage situated in a nearby block. The property has benefited from a number of improvements within the last six years, including a replacement combi boiler and newly fitted kitchen and bathroom.

The front door opens into an entrance hall, with stairs rising to the first floor and access to the kitchen and sitting/dining room. A useful external store is positioned beside the entrance.

Overlooking the rear garden, the spacious sitting/dining room provides room for both seating and a dining table. Soft green décor creates a welcoming setting, while glazed double doors and accompanying windows bring in plenty of natural light and open directly onto the patio.

The kitchen is fitted with white shaker-style units, contrasting work surfaces and an inset sink beneath the front-facing window. A fitted oven and hob with an extractor above are complemented by space for further appliances, with wood-effect flooring completing the room.

Upstairs, the landing leads to two double bedrooms and the bathroom. The principal bedroom overlooks the front, while the second bedroom enjoys views over the rear garden and benefits from fitted wardrobes with mirrored sliding doors. The bathroom comprises a bath with an overhead shower and glass screen, a washbasin and a WC, complemented by tiled walls and a heated towel rail.

The enclosed rear garden has been arranged with ease of maintenance in mind, combining paved seating areas with a stepping-stone path, gravel sections and planted borders. There is space for outdoor dining immediately outside the sitting room, with a garden shed towards the rear and a gate providing rear access. To the front, a pathway leads to the entrance alongside planting, while the garage in a nearby block provides additional parking or storage.

Hamilton Drive is situated in the Stoughton area of Guildford, with local shops, schools and access to nearby Whitmoor Common. Guildford town centre provides a wider choice of shopping, cafés and restaurants around its historic cobbled High Street, together with leisure and cultural attractions. The mainline station offers services to London Waterloo, while the A3 connects with London and the M25.

Transport Links

Worplesdon 1.6 miles
Guildford 2.0 miles

Council tax band: Tax band C
Local authority: Guildford Borough Council
Tenure: To be advised

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk

