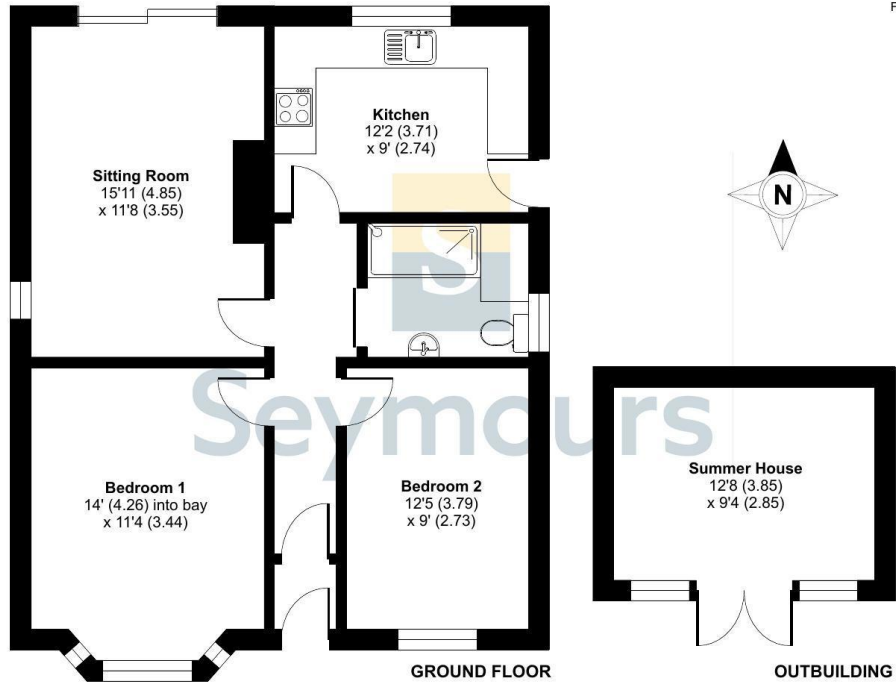


The Crescent, Guildford, Surrey, GU2

Approximate Area = 716 sq ft / 66.5 sq m
Outbuilding = 118 sq ft / 10.9 sq m
Total = 834 sq ft / 77.4 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: 1536010



Seymours



**4 The Crescent
Guildford, Surrey, GU2 8AL**

£450,000 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

- 2 bedrooms
- 1 bath
- EPC Rating D
- 834 sq. ft
- Guildford 1.1 miles
- Detached bungalow
- Off-street parking
- Paved garden
- Private road
- Two double bedrooms
- Moder kitchen and bathroom
- Well-presented
- Excellent transport links

Situated on a private road, this two bedroom detached bungalow benefits from off-street parking, a paved rear garden and a timber summer house. The property offers well-presented accommodation, including a spacious sitting room overlooking the garden, two double bedrooms, a fitted kitchen and a modern shower room.

The entrance hall leads through to the sitting room at the rear of the bungalow. This spacious room features wood-effect flooring and an inset wood-burning stove, creating an attractive focal point. Sliding patio doors provide a leafy outlook and open directly onto the garden, extending the living space outside during the warmer months.

The separate kitchen is fitted with a range of wood-fronted wall and base units, complemented by contrasting worktops and tiled splashbacks. An integrated oven and gas hob are accompanied by space for freestanding appliances, while a window above the sink overlooks the rear garden. A side door provides additional access outside.

Both bedrooms are positioned at the front of the property and provide space for double beds and accompanying furniture. The principal bedroom features a bay window, while the second bedroom offers flexibility for use as a guest room or home office.

The shower room is fitted with a walk-in shower with a glass screen, a washbasin and a wall-hung WC. Contemporary fittings and a window complete the room.

Outside, a gated pathway leads through the front garden, where mature evergreen planting provides screening from the road. The enclosed rear garden features paved seating areas bordered by established trees, shrubs and planting beds, providing space for outdoor dining and relaxation. A timber summer house with glazed double doors offers useful additional space for hobbies or storage.

The Crescent is a private road off Aldershot Road in the Woodbridge Hill area of Guildford, with local shops and bus services nearby. The location provides access to the University of Surrey, Surrey Research Park and Royal Surrey County Hospital, while Guildford town centre offers a wide selection of shops, restaurants, cafés and leisure facilities. Guildford mainline station provides rail connections to London Waterloo, and the A3 connects with the M25 and the wider road network.

Transport Links

Guildford 1.1 miles
London Road (Guildford) 1.4 miles

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

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

