



**HILL CLEMENTS**  
SALES AND LETTINGS

PRICE GUIDE

£1,295,000

Chestnut House, Chestnut Avenue

Guildford, GU2 4HD

Located in a highly regarded road, conveniently located just 0.85 mile from the station and the town centre, and close to miles of walks along the River Wey tow path and the North Downs Way - a six year old semi detached three-storey family home with a home office/gym converted from the garage

**PROPERTY SUMMARY**

Chestnut House was completed in 2019 to a high specification by a local builder and offers light and practical family orientated accommodation in a very convenient location, which is within walking distance of the station, the town centre and local schools. The accommodation comprises a large reception hall with cloakroom, a sitting room with fine bay window and a kitchen/dining/family room at the rear which forms the heart of the house. Here wide bi-fold doors open to an entertaining terrace and the former garage, now a home office/gym. There is also a small utility off the kitchen. On the first floor there are three bedrooms and two bath/shower rooms, including a great main suite with dressing area and en suite bathroom room. There are two further bedrooms on the second floor. Outside there is a large gravelled parking area at the front with a seating area by the front door. The rear garden comprises the large entertaining terrace adjoining the house and office/gym with steps leading up to the lawned garden which is surrounded by shrubs and trees. There is a further raised deck area at the rear from which to enjoy the sun.



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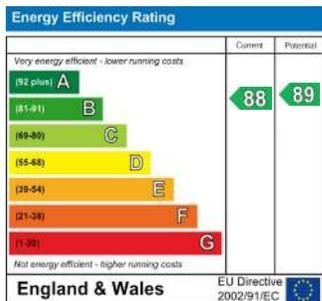






### DIRECTIONS

From Guildford's one way system take the A3100 Portsmouth Road passing the turnings to Lawn Road on the left and Guildown Road on the right. After Guildford Register Office turn right into Chestnut Avenue and Chestnut House will then be found after a short distance on the right.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Guildford Borough Council

**COUNCIL TAX BAND**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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