

CHESTNUT AVENUE



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GUILDFORD, GU2 4AE

Available: 7th November 2025

£3,000 PCM (Per Calendar Month)

Flat, 2 Bedroom
2 Bathroom, 1 Reception
Furnished/unfurnished

Summary

An exclusive, beautifully appointed, two bedroom, two bathroom penthouse less than 1 mile from Guildford's mainline train station with two allocated parking spaces and charming views across to The Mount.

Key Features

- Open plan living & dining room
- Luxury kitchen
- Two bedrooms, both ensuite
- Underfloor heating throughout
- Close to Guildford station
- Two allocated parking spaces







THE PROPERTY

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A smart and stylish communal entrance lobby provides access to the upper floors via a low-rise staircase or elevator.

A spacious inner hallway has an oversized storage cupboard and a small room housing the washing machine, heating controls and storage space. This spacious hallway leads to the open plan living/dining room, with striking vaulted ceiling and gable windows which create a superb sense of space and light. With ample space for dining furniture. The living area is cleverly designed to accommodate a variety of layouts for your sofas and furniture. The whole room is bathed in light from gabled easterly facing windows.

A beautifully modern Porcelanosa high gloss kitchen incorporating stone worktops with glass upstands has ample cabinetry. With two integrated Siemens multifunction fanassisted ovens and a separate fitted microwave oven. Inset induction hob with a clever "downdraft" retractable extractor, integrated tall fridge/ freezer, and integrated dishwasher.

The master bedroom is beautifully finished with a bespoke fitted wardrobe. Floor-to-ceiling windows and a door to the balcony flood the room with light. There is a beautifully appointed contemporary en-suite bathroom, which has been designed with meticulous attention to detail. Incorporating Porcelanosa fittings, a vanity unit with a bespoke under-unit, a walk-in shower and a heated towel rail. The second double bedroom also has floor-to-ceiling windows and a triple set of built-in wardrobes; this charming 2nd bedroom also has a private balcony and en-suite shower room.

The outside areas are beautifully landscaped with clear parking areas and two allocated parking spaces.









Location

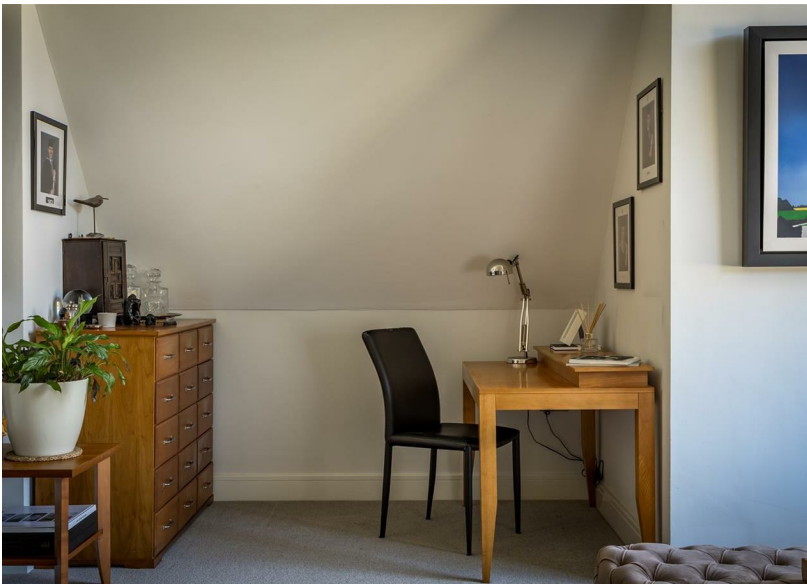
Catherines Place is located within 1 mile of Guildford's mainline station and walking distance to Guildford's historic cobbled high street. With access to the River Wey, Canal system and a level walk to the Yvonne Arnaud theatre and numerous restaurants catering for every need. Guildford High Street offers excellent shopping with covered shopping precincts and many leading stores, restaurants, and recreational facilities. Despite being a bustling town, Guildford offers a unique blend of town and country living, being surrounded by miles of lovely walking and riding countryside with many footpaths and bridleways close by.

EPC B

Guildford Borough Council tax band E

Available now furnished or unfurnished

Holding deposit £692



Approximate Gross Internal Area 1057 Sq.Ft / 98.19 Sq.M

This plan is for layout guidance only. Not drawn to scale unless stated. 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.

Guildford

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