

# HILLFIELD CLOSE





# HILLFIELD CLOSE

GUILDFORD, GU1 2UR

A well-proportioned three-bedroom home in Hillfield Close, Guildford, offering over 1,140 sq ft of accommodation and a practical, family-friendly layout.

Available: 5th January 2026

£2,200 Per Month (Per Calendar Month)

House - Semi-Detached, 3 Bedroom, 2 Bathroom, 2 Reception,  
Unfurnished

## Key Features

- Three bedrooms
- Family home
- Parking for one car
- Garden
- Two bathrooms
- Utility Room





## THE PROPERTY

The ground floor centres around a spacious kitchen/dining room, which stretches the width of the house and provides plenty of room for cooking, dining, and everyday living. From here, doors open into a bright conservatory, creating an inviting space that connects directly to the garden. At the front of the property is a generous reception room. A useful utility room sits just off the kitchen, along with a downstairs WC, with external access to the garden.

Upstairs, the first floor offers three bedrooms, all accessed from a central landing. You will find the main bedroom with ensuite shower room and a second double bedroom. A third, smaller bedroom works well as a child's room, guest room or study. Upstairs also includes a bathroom with separate bath and shower, and a separate WC, providing convenience for busy households.

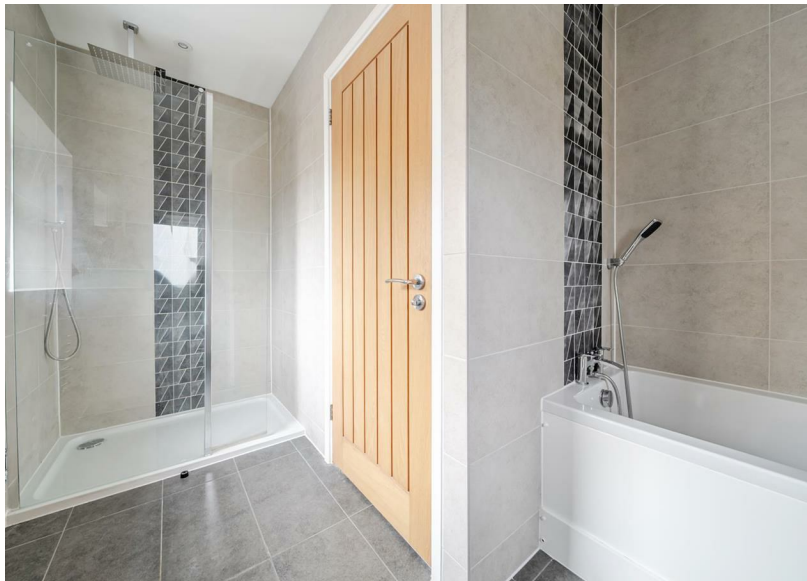
Driveway parking for one small vehicle.





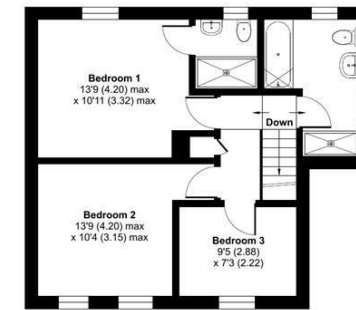
Conveniently located near local amenities, schools, and transport links, this property offers the perfect blend of comfort and convenience for a family or professionals looking to settle in a peaceful yet well-connected area.

EPC Rating D  
Council Tax Band D  
Holding deposit £507  
Available in January

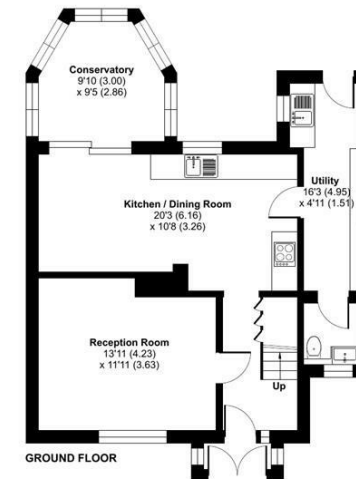


### Hillfield Close, Guildford, GU1

Approximate Area = 1143 sq ft / 106.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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## Guildford

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