



Denzil Road

Guildford, Surrey





A beautifully presented end-of-terrace home in the heart of Guildford, just a short walk from the mainline station and one of the area’s most sought-after state schools.

Guildford main line station 0.1 miles (from 32 minutes to London Waterloo), Guildford County School 0.2 miles
Guildford’s Upper High Street 0.4 miles, A3 (Guildford northbound) 1.2 miles A3 (Guildford southbound) 0.9 miles
M25 (Junction 10) 10.2 miles, Heathrow Airport 25.3 miles, Gatwick Airport 25.8 mile, Central London 32.9 miles
(All distances and times are approximate)


4


2


2

Summary of accommodation

Ground Floor: Drawing room | Dining room | Kitchen

First Floor: Two bedrooms | Family bathroom

Second Floor: Principal bedroom with en suite

Lower Ground Floor: Bedroom

Garden and Grounds: Extensive tiered rear garden with well maintained patio area

Situation

Denzil Road is a fantastic place to call home, offering a rare combination of central convenience and a strong sense of community. Tucked just a few minutes’ walk from Guildford’s mainline station, it’s perfectly positioned for commuters—London Waterloo is reachable in just over 30 minutes, making city access quick and stress-free.


For families, the location couldn’t be better. The highly regarded Guildford County School is just around the corner, celebrated for its Outstanding Ofsted rating and consistently recognised as one of the top-performing state schools in the region.


Beyond practicality, Denzil Road also places you within easy reach of Guildford’s vibrant town centre. With the High Street under half a mile away, you can enjoy a wide selection of shops, independent cafés, restaurants, and bars—all just a short walk from your front door.

Whether you’re raising a family, commuting to the city, or simply looking to enjoy everything Guildford has to offer, Denzil Road delivers on every front.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer’s market on the first Tuesday of each month.

 **Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine’s, Charterhouse, Aldro.

 **Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

Denzil Road

A beautifully presented end-of-terrace Victorian home, 11 Denzil Road is set on a quiet residential street in the heart of Guildford. Arranged over four well-appointed floors and thoughtfully updated throughout, this characterful property combines elegant period features with modern convenience, offering generous living spaces, excellent storage, and a private rear garden.

The ground floor comprises a light-filled drawing room with a large bay window, a separate formal dining room ideal for entertaining, and a sleek, modern galley kitchen finished to a high standard, with direct access to the garden. The layout creates a natural flow between social and private spaces, perfectly suited for both everyday life and hosting guests.

The lower ground floor has been converted to create a spacious fourth bedroom with exceptional integrated storage, adding versatility for use as a guest suite, home office or den.

On the first floor, two generously sized double bedrooms are complemented by a contemporary family bathroom featuring both a bath and a separate shower.

The top floor is dedicated to a luxurious en-suite principal bedroom with excellent natural light and expansive eaves storage.

Externally, the property benefits from a tiered, landscaped rear garden offering a well-maintained patio area and a sense of seclusion. Although there is no off-street parking, residents enjoy the convenience of permit parking directly outside the front door.

Located just a short walk from Guildford’s vibrant town centre, mainline station, and some of the area’s most sought-after schools, 11 Denzil Road offers the ultimate in central convenience. Whether you’re commuting, entertaining, or enjoying the best of local amenities, this is a home that delivers comfort, style, and connectivity in equal measure.



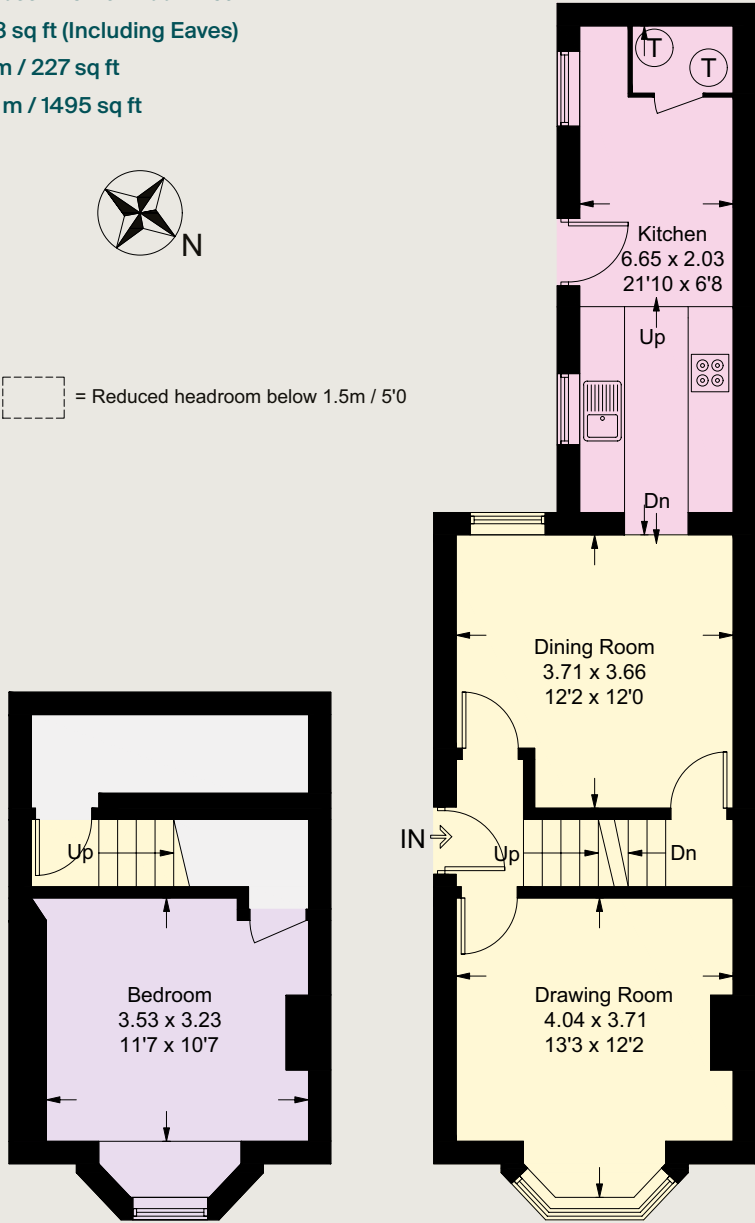




Approximate Gross Internal Floor Area
117.8 sq m / 1268 sq ft (Including Eaves)
Cellar = 21.1 sq m / 227 sq ft
Total = 138.9 sq m / 1495 sq ft

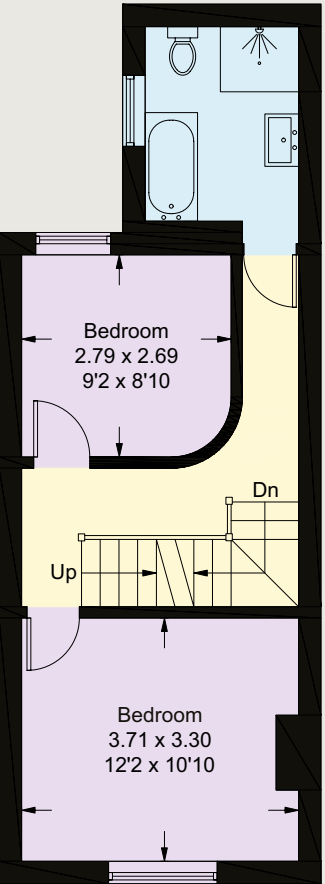


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

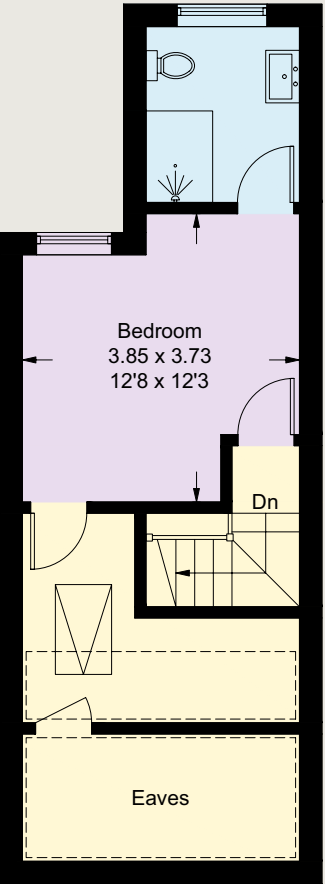


Lower Ground Floor

Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Garden and grounds

The rear garden at 11 Denzil Road has been thoughtfully landscaped to create a tranquil, low-maintenance outdoor space ideal for both relaxation and entertaining. Arranged over tiered levels, it features a well-maintained patio area directly accessible from the kitchen—perfect for al fresco dining or morning coffee.

Enclosed by mature fencing for privacy, the garden benefits from a quiet, leafy outlook and enjoys excellent sunlight throughout the day. The carefully considered design maximises the outdoor footprint, with space for both seating and planting, offering a welcome retreat in the heart of town.

Despite its central location, the garden provides a calm and secluded atmosphere, making it a rare find in such a well-connected setting. Direct access from the main living spaces adds to the garden's practicality and appeal, seamlessly blending indoor and outdoor living.



Property Information

Services
We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Tenure

Freehold

Local Authority
Guildford Borough Council

Council Tax
Band G

EPC Rating
E

Directions
Postcode: GU2 7NQ
What3words: ///card.storms.scans

Viewings
Viewing is strictly by appointment through Knight Frank.



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