

# Denzil Road

Guildford, Surrey







# A stylishly modernised semi-detached home with a fantastic outside office, just 0.1 miles from Guildford station

Guildford station 0.1 miles (from 32 minutes to London Waterloo), Guildford's High Street 0.5 miles, A3 (Guildford southbound) 0.8 miles  
A3 (Guildford northbound) 1.1 miles, M25 (Junction 10) 10.2 miles, Heathrow Airport 25.3 miles  
Central London 33.3 miles, Gatwick Airport 35.7 miles  
(All distances and times are approximate)

  
3/4

  
2

  
3

## Summary of accommodation

Ground Floor: Kitchen | Dining room | Drawing room | Shower room

First Floor: Principal bedroom with en suite | Further bedroom

Second Floor: Bedroom

Lower Ground Floor: Family room | Media room


Gardens and Grounds: Well-maintained decking with seating area | East-facing rear garden  
Stylish outdoor office space | One off-street parking space



# 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.

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, Worplesden Golf Club.



# Denzil Road

42 Denzil Road is a stylish family home in a prime Guildford location, offering the perfect balance of luxury and versatility.

The ground floor boasts an expansive drawing room and dining area, seamlessly flowing into a sleek, modern kitchen—ideal for both everyday living and entertaining. The lower ground floor is a highly adaptable space, perfect for a media room, family room, or home gym, designed to suit your lifestyle.

On the first floor, you'll find two generously sized bedrooms, including a master suite with an impressive en-suite bathroom. The second floor is bright and airy, offering a spacious, tranquil retreat for a double bed.

This exceptional home blends contemporary design with flexible living spaces, all in a coveted location.





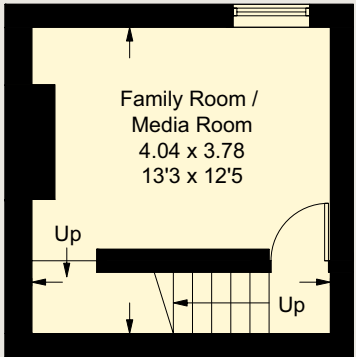




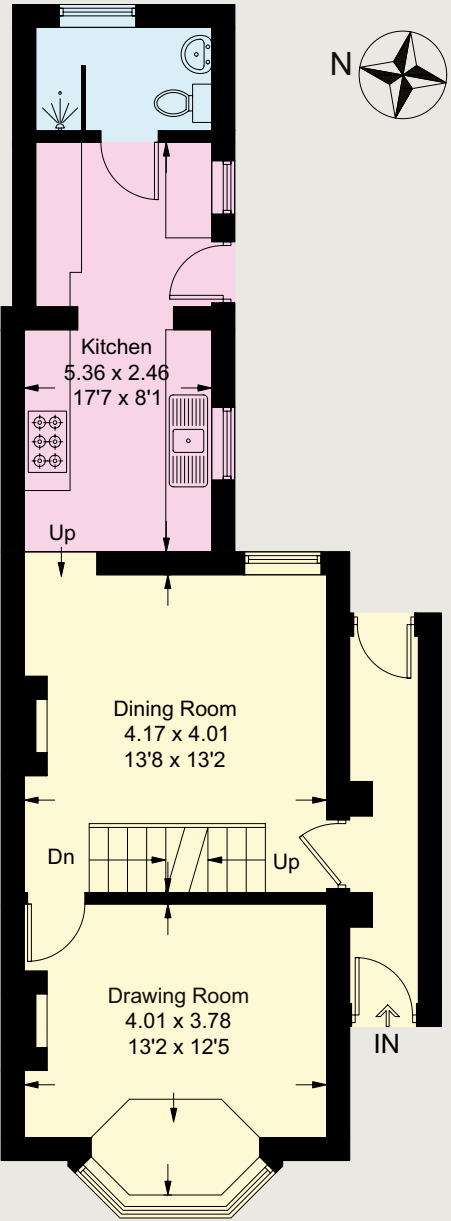
BEDROOM ACCOMMODATION



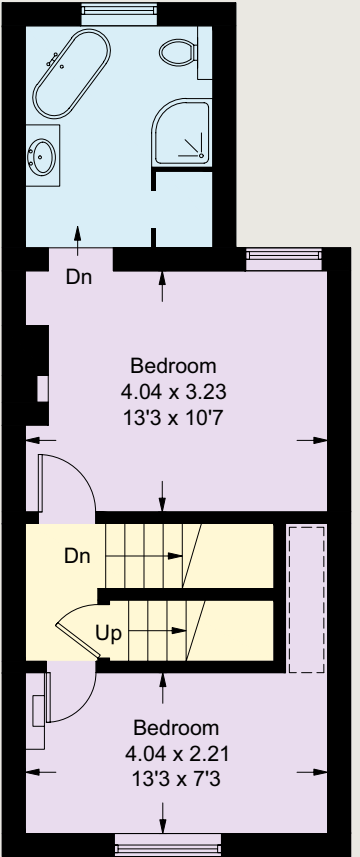
Approximate Gross Internal Floor Area  
= 121.9 sq m / 1312 sq ft  
Office / Store = 17.7 sq m / 190 sq ft  
Total = 139.6 sq m / 1502 sq ft



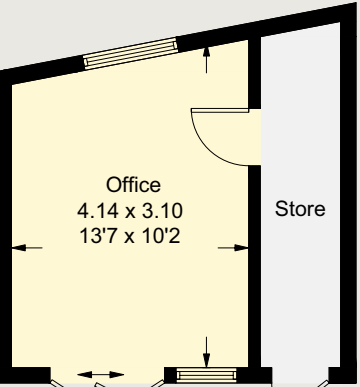
Lower Ground Floor



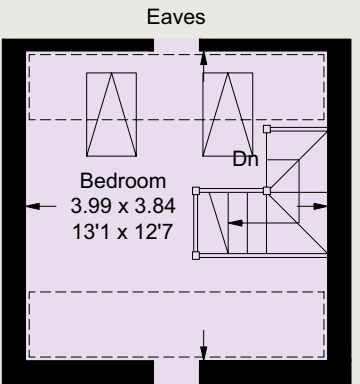
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

FLOOR PLAN

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

= Reduced headroom below 1.5m / 5'0

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 & Outside Space

The outdoor space at 42 Denzil Road is equally impressive, offering both beauty and practicality.

Leading out from the kitchen, you'll find smart, well-kept decking that creates a seamless connection to the garden. The garden has been thoughtfully turfed, ensuring easy maintenance all year round. At the bottom of the garden, additional decking provides the perfect spot for garden furniture, creating a relaxed space to unwind or entertain.

A standout feature of the outdoor area is the fantastic outdoor office building, ideal for those who work from home, offering a peaceful, private space with a view of the garden. At the front of the property, there's an off-street parking space, providing added convenience.

# Property Information

**Services:** We are advised by our clients that the property has mains water, electricity, drainage, oil-fired / gas central heating and private drainage.

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council

**Council Tax:** Band D

**EPC Rating:** D

**Directions**

Postcode: GU2 7NQ

What3words: ///patch.limbs.solid

**Viewings:** Viewing is strictly by appointment through Knight Frank.







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