



7 Larch Avenue, Guildford, Surrey, GU1 1JZ

CLARKE  GAMMON

7 Larch Avenue

GUILDFORD, SURREY, GU1 1JZ

7 Larch Avenue is set on a tree lined road and features attractive tile hung elevations, with ample off street parking to the front. The property has been modernised in recent years, including a new kitchen, bathroom and full redecoration throughout. There remains scope to extend into the loft, to the side and to the rear, subject to the usual planning consents, as many neighbouring properties have already done.

The front door opens into a hallway with restored original parquet flooring, stairs to the first floor and a useful under stairs storage cupboard. The hallway provides access to the living room and the kitchen/dining space at the rear.

The living room sits at the front of the house and includes a bay window fitted with shutters, parquet flooring and a fireplace. A door connects this room to the kitchen/diner, which has been remodelled to include dark blue shaker style units with brass cabinetry ware, white quartz worktops, a ceramic hob with integrated extractor on the peninsula, two full size integrated electric ovens and a sink positioned beneath a window facing the garden. The dining area is positioned at the opposite end of the room, with a sliding door leading into the conservatory, which in turn opens onto the rear patio. A utility room is accessed from the kitchen and provides space for freestanding appliances, along with a stainless steel sink and drainer, cloakroom and external doors to both the front and rear of the property.

On the first floor there are two double bedrooms and a further well proportioned single bedroom. All three bedrooms include integrated storage. They are served by a modern bathroom fitted with a bath with shower over, green vanity units with storage, basin and toilet.

The rear garden enjoys a westerly aspect and extends to approximately 80 feet. It benefits from an uninterrupted north-south orientation, providing sun for much of the day. A patio sits directly behind the house, with the remainder laid mainly to lawn and edged with raised borders on the northern side. A path leads to the rear, where there is an additional seating area, pond and a shed.

- Attractive tile hung elevations with ample off street parking to the front
- Recently modernised throughout, including new kitchen, bathroom and full redecoration
- Restored original parquet flooring and a bay fronted living room with fireplace
- Westerly rear garden extending to approximately 80 feet, with patio, lawn, borders and rear seating area
- Set on a tree lined residential road close to local amenities
- Remodelled kitchen/diner with shaker units, quartz worktops and integrated appliances
- Utility room with external access, plus cloakroom
- EPC rating: C

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band D

Services: The property has all mains services connected









SITUATION

7 Larch Avenue is well located for access to Guildford town centre, which offers an extensive range of shops, cafés, restaurants and cultural facilities, particularly around the historic High Street, North Street and the Friary Centre. The town is also home to several leisure amenities, including theatres, sports facilities and parks such as Stoke Park. Transport connections are a key strength of the area: Guildford benefits from two railway stations, both providing frequent services to London Waterloo with typical journey times of around 35 minutes, as well as direct links to Reading and Portsmouth. The property is also convenient for road travel, with the A3 offering direct access to London, the M25 and the south coast, and additional connections via the A31 and M3. A wide network of local bus services links Guildford with surrounding villages and towns, and the town centre is supported by multiple parking options and Park & Ride sites, including services operating from Merrow and Artington. The area is also well placed for international travel, with both Heathrow and Gatwick airports accessible by public transport and road links. Schools, green spaces and everyday services are all within easy reach, contributing to the convenience and practicality of the location.



DIRECTIONS

Head north out of Guildford on the Woking Road (A320) and continue over the double bridge crossing the river. Take the first exit onto Stoughton Road and follow it for approximately 0.4 miles. At the mini roundabout, turn right onto Larch Avenue. The property is located immediately on the left-hand side.

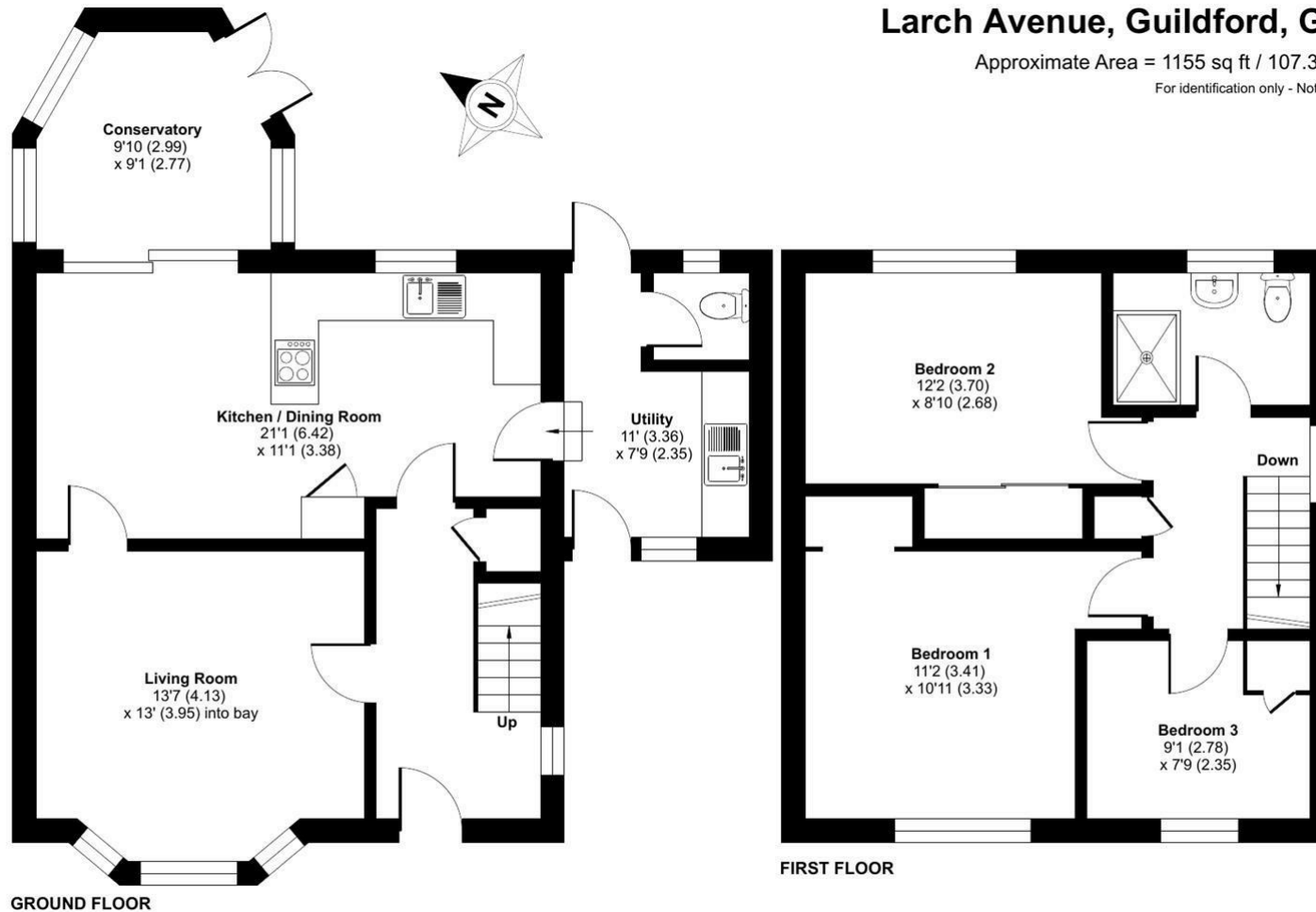
A modernised home offering practical living spaces and a west facing garden in a convenient Guildford location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1155 sq ft / 107.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1421762

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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