



1 Bryanstone Avenue, Guildford GU2 9UN





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Asking price £599,995
Freehold

Offered to the market with no onward chain, this well-presented detached family home occupies a desirable residential road, conveniently located close to local shops, everyday amenities, and within easy reach of Guildford town centre. Previously granted planning permission to extend above the former garage (Ref: 23/P/01327) highlights the property's excellent potential for further enlargement, subject to any necessary consents. The accommodation is thoughtfully arranged, comprising an entrance lobby leading into a welcoming hallway, which opens to a spacious L-shaped reception area. A separate bay-fronted sitting room provides an attractive additional living space, complemented by a study, a generous double-glazed conservatory overlooking the garden, and a well-appointed fitted kitchen with pleasant rear garden views. The ground floor also benefits from a modern shower room. Upstairs, there are two well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, together with a comfortable single bedroom. Outside, the generous rear garden provides an ideal setting for both relaxing, playing and entertaining, featuring an extensive patio for al fresco dining, with the remainder predominantly laid to lawn. A winding pathway leads through established planting, mature shrubs, and small trees, all enclosed by panel fencing to create a private and secluded environment. To the front, the property offers off-street parking together with gated side access to the rear garden.

- EPC - D
- Council tax band - E
- All mains services connected
- New electrical consumer unit
- Gas central heating







This three bedroom family home is perfectly located just outside of Guildford town in this popular road a short stroll to common land and various open green spaces. Close by is a Waitrose, Post Office, Dentist, Chemist, Vets and the best Fish & Chip shop for miles. Within a 10 minute walk is Sainsburys a butchers and barbers. Schooling at Stoughton Infants, Northmead Junior and St Josephs are all within a 20 minute walk. QEP close by offers further children's activities and clubs. To summarise, great community atmosphere and amenities, lovely extended home with potential and a large garden.



COLLINS

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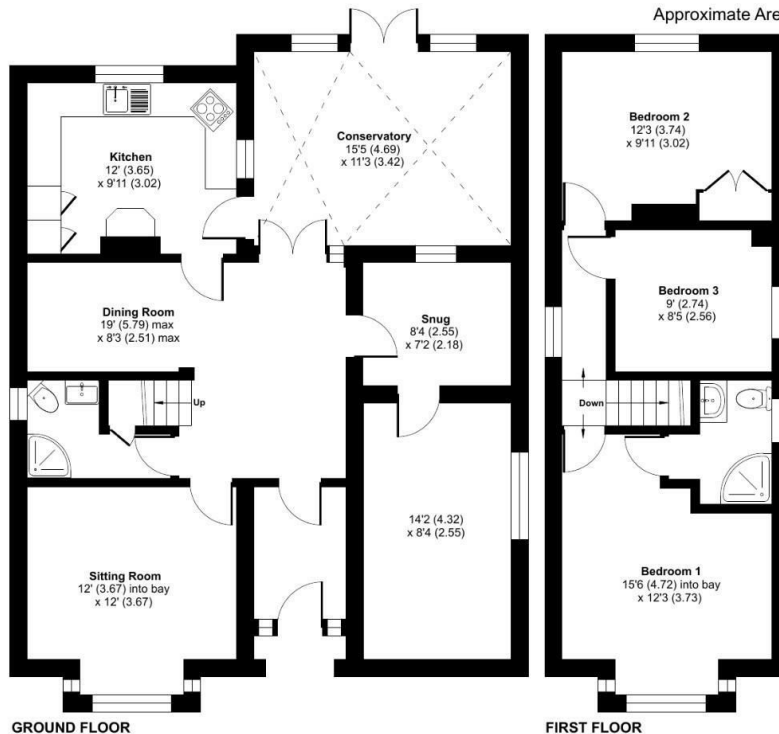
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Approximate Area = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1480160



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