

12 Hillier Mews Hillier Road, Guildford GU1 2JZ

COLLINS
Independent Estate Agent







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Guide price £399,995

Leasehold

A charming two bedroom mews style house, peacefully tucked away in a private courtyard setting on the sought after Hiller Road, within Guildford's highly regarded 'Golden Triangle'. Designed with independent living in mind, the property benefits from an age restriction and offers an appealing combination of comfort, convenience and easy maintenance. The house is offered for sale with no onward chain and has been thoughtfully refurbished throughout, providing a ready to move into home arranged over two floors. The light and spacious sitting room is a particularly inviting space, with french doors opening directly onto the private terraced patio garden, bringing the garden into the home. The kitchen and bathroom have both been refitted in a stylish, contemporary finish, while the neutral décor throughout provides a fresh and versatile theme.

Further features include double glazing installed in 2020, gas central heating and hot water provided by a Worcester Bosch combination boiler, a convenient ground-floor cloakroom and good storage.

Outside, the west backing gardens are a real highlight. A private patio is accessed directly from the sitting room, leading to mature, beautifully maintained communal gardens that surround the mews and provide an attractive and peaceful setting. There is also allocated off-road parking for residents, together with visitor parking.

- Leasehold - 88 years remaining
- Service charge £1,453.60pa (charged 6 monthly)
- Managing agents - Hamways
- EPC - C
- Council tax band - D
- Age restriction - Men 60 and Women 55







Set within a desirable residential area of Guildford, this is an appealing opportunity for those seeking a comfortable and manageable home in a well-established setting. Hiller Road is well located for Guildford life with the High Street, London Rd station and Stoke Park being around 15 minutes walk away.

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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

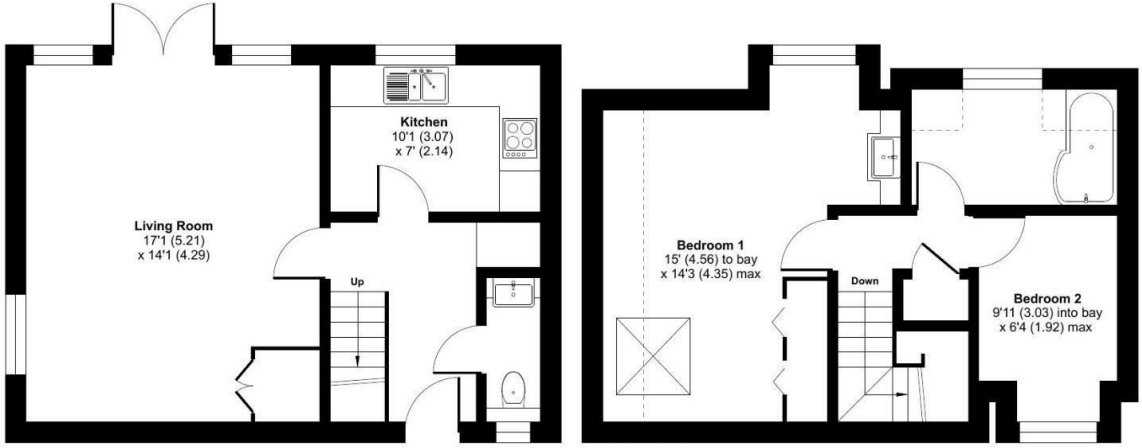
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Hillier Mews, Hillier Road, Guildford, GU1

Approximate Area = 761 sq ft / 70.6 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 802 sq ft / 74.4 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1523664

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