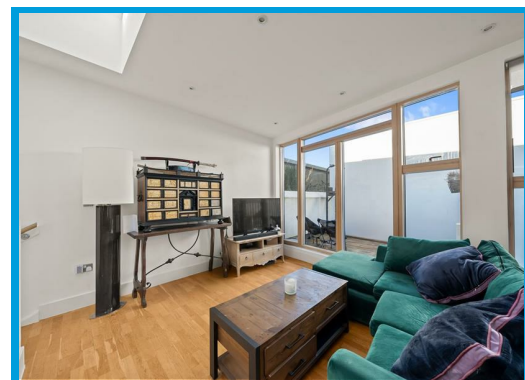
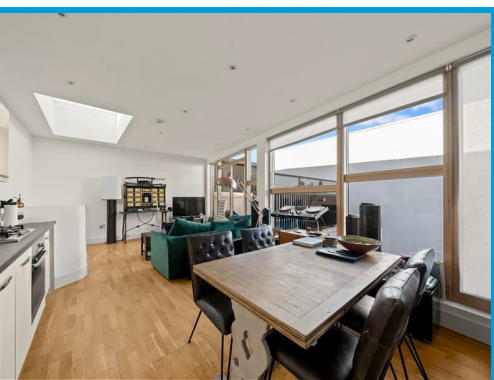




Hillside Mews, Walnut Tree Close Guildford, Surrey GU1 4UB

Guide Price £465,000

A modern two-bedroom home set in a quiet, secluded location just moments from Guildford town centre. Featuring two double bedrooms, a bright open-plan living space, private terrace, and allocated parking. Within easy walking distance of the mainline station and local amenities, and offered with no onward chain.



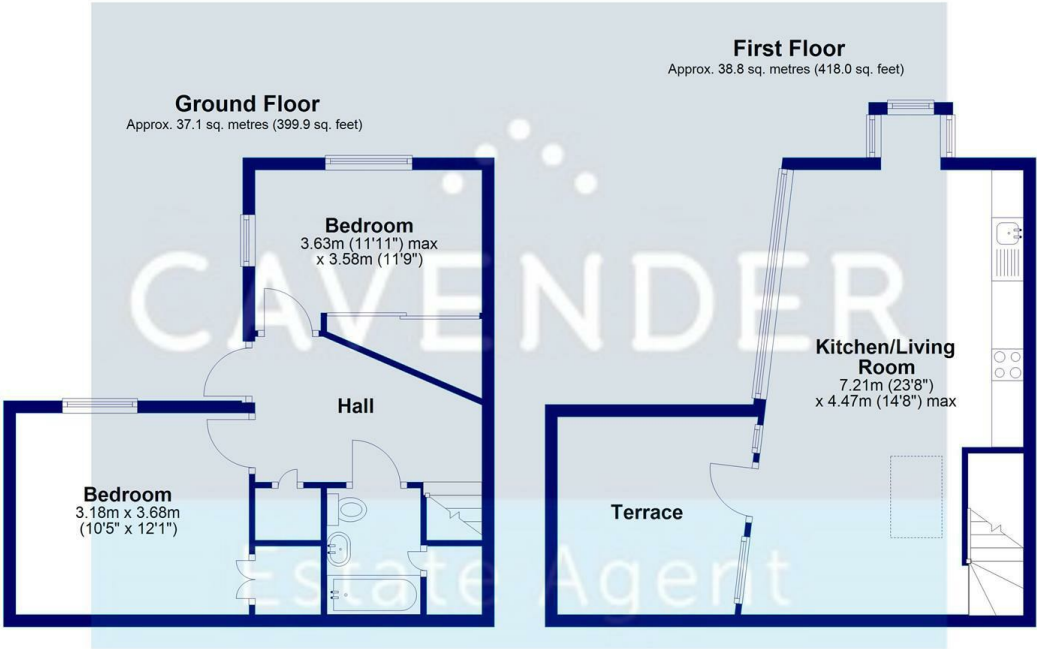
Description

Tucked away in a quiet and secluded setting just moments from Guildford town centre, this modern two-bedroom home offers an exceptional blend of privacy, contemporary design, and convenience.

Constructed in 2012, the property has been thoughtfully designed for modern living and provides well-proportioned accommodation throughout. It features two generous double bedrooms, making it ideal for professionals, couples, or small families. The spacious open-plan kitchen and living area forms the heart of the home, flooded with natural light and perfectly suited to both everyday living and entertaining.

The property further benefits from a private terrace, creating a peaceful outdoor space to relax and unwind. Set back from the main road, the home enjoys a tranquil atmosphere rarely found so close to the town centre. An allocated parking space adds further practicality in this highly sought-after location.

Ideally positioned within easy walking distance of Guildford mainline station and the town's wide range of shops, restaurants, and amenities, this hidden gem offers the perfect balance of town-centre living with a sense of calm and seclusion.



Total area: approx. 76.0 sq. metres (817.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	90
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	