

HILLVIEW CRESCENT

Guildford



Channies
& Pewleys

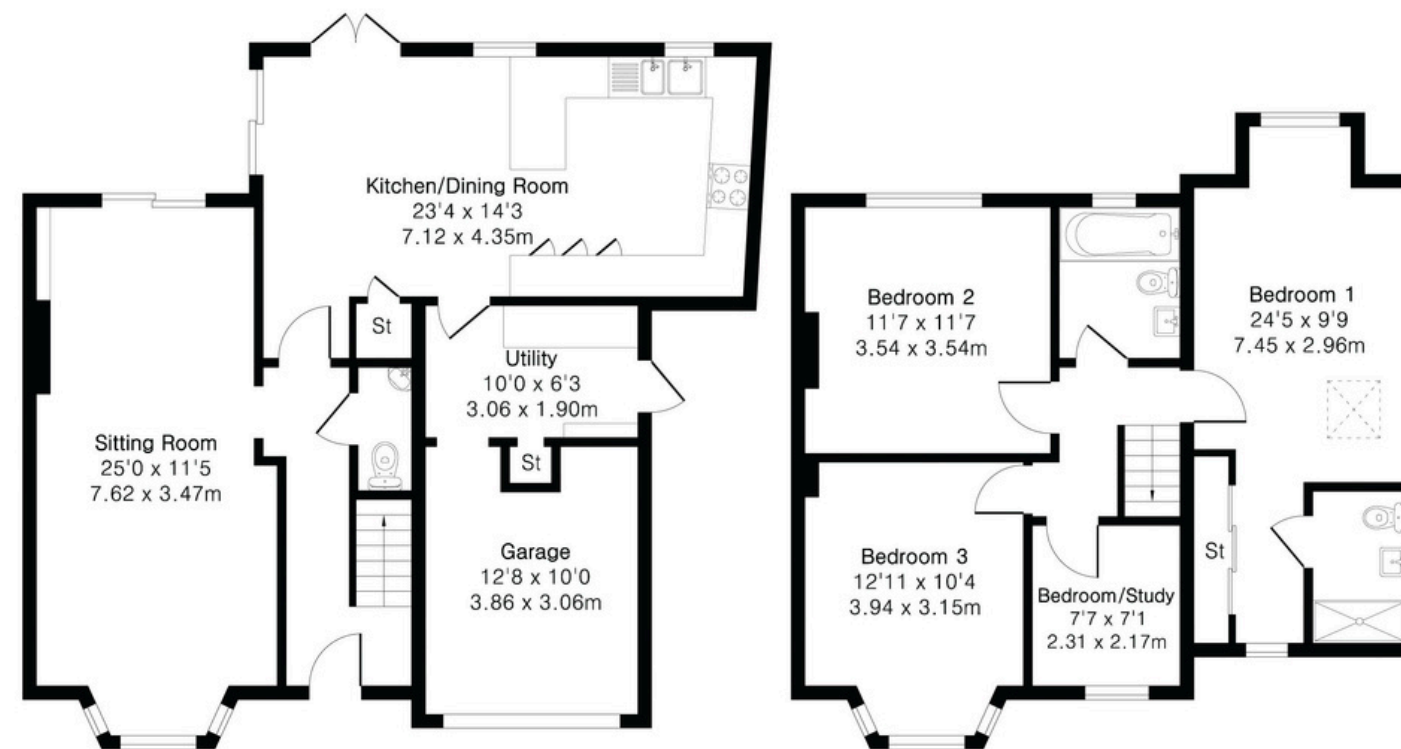
ESTATE AGENTS



**Approximate Gross Internal Area 1516 sq ft - 141 sq m
(Including Garage)**

Ground Floor Area 857 sq ft – 80 sq m

First Floor Area 659 sq ft – 61 sq m



Ground Floor

First Floor

AT A GLANCE

4 Bedrooms

2 Bathrooms

Open-plan kitchen/dining room

Utility Room

Garage and Driveway parking

Rear garden with patio and lawn

Beautifully presented throughout

0.3 miles to Guildford Train station

0.3 miles to Guildford High Street



FROM THE AGENT

The light and space in this house stands out straight away, particularly across the rear where the kitchen and dining space opens onto the garden. With the doors open, that whole area feels wider and brighter, and it naturally becomes where most of the day is spent.

The open-plan layout gives you that central hub around the kitchen, while the dual aspect sitting room offers something more contained and quieter when needed.

The position within the crescent also makes a difference. It's noticeably quieter than you might expect, which gives the house a more settled feel day to day. At the same time, you're still within easy reach of Guildford. The town centre and station are a short drive away, so it works just as well for commuting as it does for family life, with shops and schools close by.

Overall, it's a house that combines light, practical space and a convenient but calm setting, which is what many buyers are looking for but don't always find in one place.

Iwan

Iwan Hall
Associate





WELCOME HOME

Hillview Crescent is a quiet residential setting with a settled feel, yet remains closely connected to Guildford. Everyday essentials are within easy reach, and the town centre and station sit just a short drive away, making it a practical choice for both commuting and family life.

The house itself has been extended and carefully arranged around a bright, open-plan kitchen and dining space at the rear, which opens directly onto the garden. This is balanced by a dual aspect sitting room to the front and rear, giving a more enclosed space when needed.

Upstairs, the four-bedroom layout is well suited to modern living, with a defined principal suite and flexibility for working from home.

Combined with off-street parking and a generous garden, the overall feel is of a house that offers both space and day-to-day practicality in a location that remains calm without feeling disconnected.



PRACTICAL LIVING

The welcoming entrance hall sets the tone, with a clean, considered feel as you come into the house. There is a useful under stairs WC positioned here, keeping it accessible but tucked neatly out of the way.

An arched doorway leads into the sitting room which runs the length of the property, giving it a dual aspect and light throughout the day. The bay window draws in natural light at the front, while the fireplace creates a clear focal point. Built-in shelving sits either side, adding practical storage in a way that feels integrated rather than added on.

Sliding doors at the rear open directly onto the patio, giving the room a natural connection to the garden and offering an alternative way to use the space, particularly in warmer months.

It's a room that works particularly well as a more settled, quieter space, separate from the main kitchen area.



KITCHEN & UTILITY

The rear of the house has been opened and extended to create a light, open-plan kitchen and dining space overlooking the garden.

The kitchen is arranged around a central island with seating, giving a clear point to gather while maintaining good preparation space. Built-in units run along the walls, providing structured storage, with integrated appliances set neatly within them. A Rangemaster cooker sits as a natural focal point, reinforcing the kitchen's role as a proper working space as well as a social one.

The dining area sits alongside with views out to the garden. Doors open on both sides directly onto the patio and draw consistent light back into the room. The connection to the garden is immediate, and in warmer months the space extends naturally outside.

A separate utility room sits just off the kitchen, keeping the main space clear and adding a practical layer that's often missed in open-plan designs.



FIRST FLOOR

The principal bedroom sits to the front and has been set up to include a defined dressing area, along with a modern en suite shower room. It feels more self-contained than the other rooms, giving it a quieter position within the house. A skylight draws light into the centre of the room.

There are three further bedrooms. Two are generous doubles, while the fourth is currently used as a study, offering a dedicated work-from-home space without compromising the overall bedroom count.

The family bathroom has been recently updated with a clean, modern finish and includes a bath with overhead shower.

THE GARDEN



The garden sits directly off the kitchen and dining space, and the connection between the two is immediate.

A large patio spans the rear of the house, creating a defined area for seating and outdoor dining, with the rest of the garden extending beyond. The depth here gives it genuine usability, rather than just outlook, and an outbuilding at the far end provides useful additional storage.

To the front, the property offers driveway parking for several vehicles along with a garage, completing a practical and well-rounded setup.



Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ