



1 Bryanstone Avenue, Guildford GU2 9UN





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Asking price £599,995
Freehold

Offered with no onward chain, this well-presented detached family home is situated on a pleasant residential road close to local shops, amenities, and within easy reach of Guildford town centre. The property benefits from excellent transport links and recent improvements, including the conversion of the garage into a family room. Planning permission has also been granted to extend above the former garage (Ref: 23/P/01327), providing significant potential to enhance the property further. The accommodation includes an entrance lobby and hallway leading to an L-shaped sitting room, a separate dining room with a bay window, a study, a spacious conservatory, and a fully fitted kitchen overlooking the lovely rear garden. Upstairs are two double bedrooms, one with an en-suite bathroom, along with a third single bedroom. A separate shower room is located on the ground floor.

Outside, the property boasts a generous rear garden with a large patio area ideal for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn, featuring a winding pathway, mature shrubs, and small trees, all enclosed by panel fencing for privacy. To the front, there is off-street parking and a gated side access pathway.



- No onward chain
- Three bedrooms
- Off street parking
- Large rear garden
- Future potential for extending





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.



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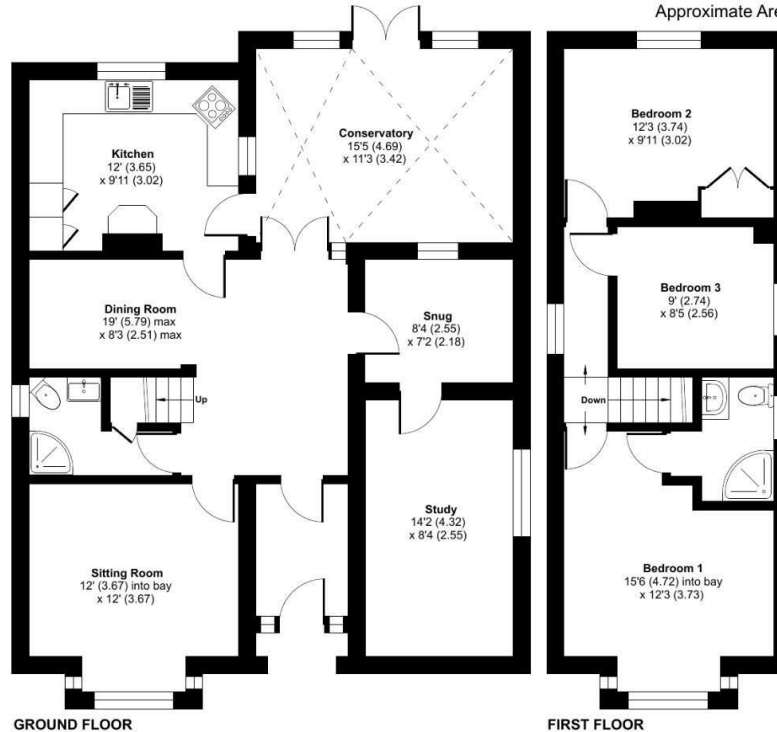
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Approximate Area = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



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



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