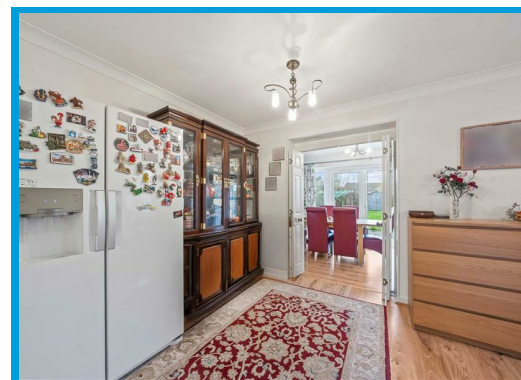
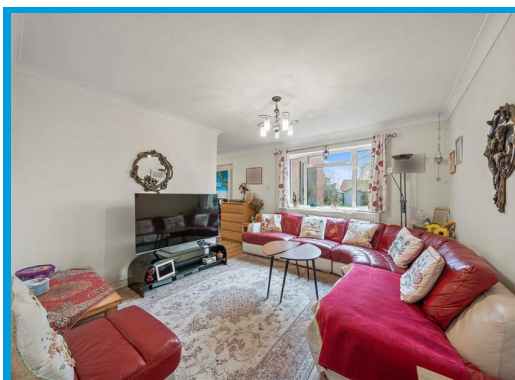
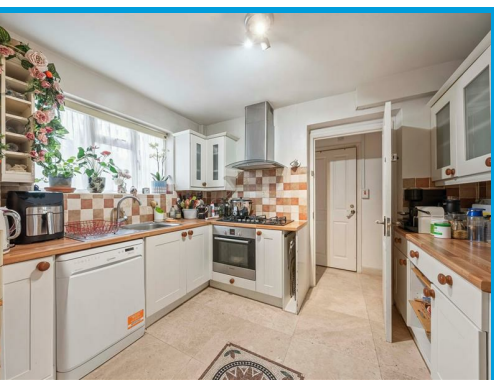




Bushy Hill Drive, Guildford, GU1 2UT

Guide Price £550,000

Spacious four-bedroom semi-detached home in a sought-after area close to excellent schools and transport links into Guildford. Features include a large living room, generous kitchen, garden room, separate annexe with facilities, large rear garden, and driveway parking for three cars.



Description

Situated in a highly desirable residential area with excellent transport links into Guildford town centre, this substantial four-bedroom, two-bathroom semi-detached home offers generous living space, a large garden, and the rare benefit of a self-contained annexe — perfect for extended family, guests, or potential rental income.

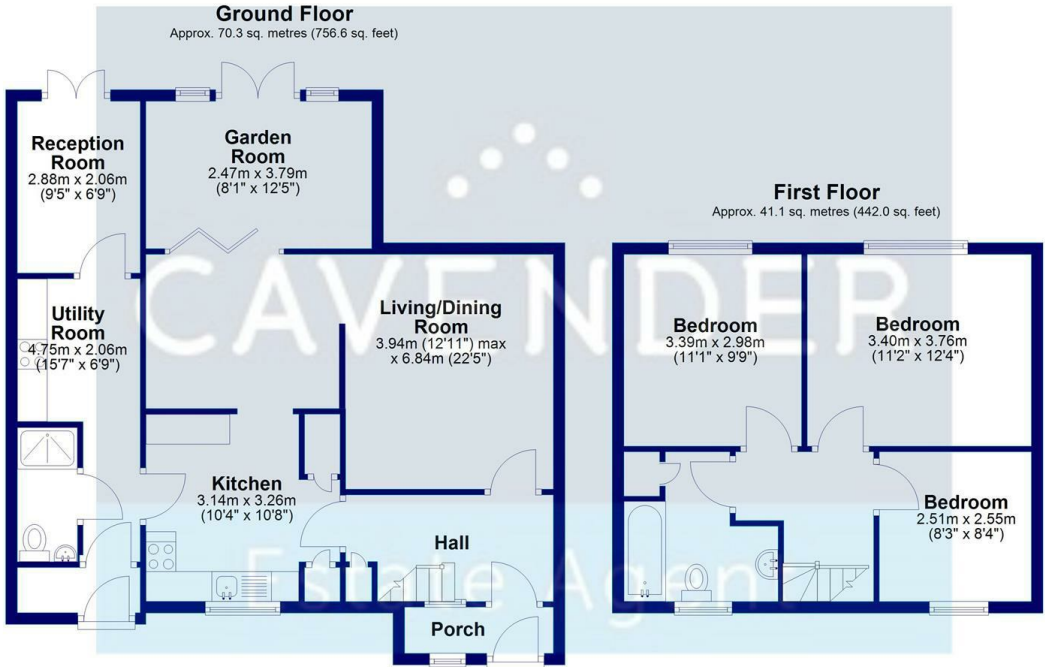
The ground floor features a bright and spacious living room, ideal for both relaxing and entertaining. To the rear, a well-proportioned kitchen offers ample storage and workspace, with plenty of room for family dining. A wonderful garden room provides additional versatile living space and enjoys views over the expansive rear garden — ideal as a playroom, home office, or second reception area.

Upstairs, the property comprises three good-sized bedrooms, all well-presented and filled with natural light, alongside a family bathroom.

A key highlight of this home is the separate annexe, complete with its own kitchen and bathroom facilities and the option for private access. This flexible space is perfectly suited for multi-generational living, a home business, or guest accommodation.

Externally, the property boasts a large rear garden offering excellent outdoor space for families and entertaining. To the front, a generous driveway provides off-road parking for at least three vehicles.

Located within close proximity to highly regarded local schools and convenient transport connections, this home is ready to move into while still offering exciting potential for a new owner to modernise or personalise to their own taste.



Total area: approx. 111.3 sq. metres (1198.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	71
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

