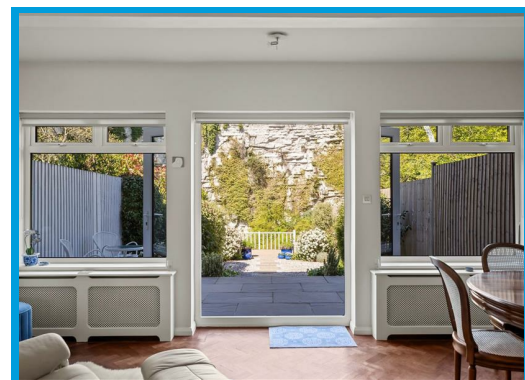
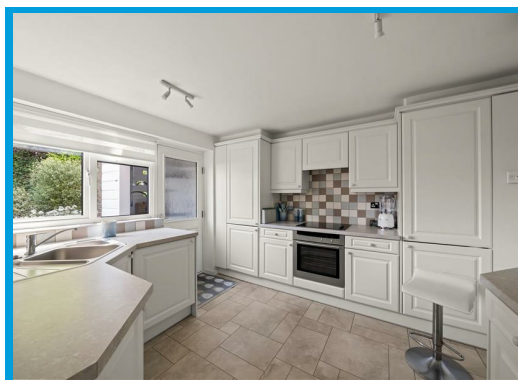




Hurst Croft, Guildford, GU1 3TJ

Guide Price £675,000

Elegant three-bedroom terraced home set on a quiet no-through road, offering off-street parking, a garage, and an exceptional 0.3-acre landscaped garden, all within easy reach of Guildford town centre and fast London links.



Description

Set within a peaceful no-through road in the highly sought-after Warwicks Bench area, this delightful red-brick terraced home offers a rare combination of character, privacy, and convenience. Just moments from the stunning Pewley Downs and within easy reach of Guildford town centre, the property enjoys a truly enviable location.

Nestled within a historic chalk quarry, Hurst Croft presents a unique and tranquil setting. Immaculately maintained throughout, the home is beautifully presented and ready for immediate occupation.

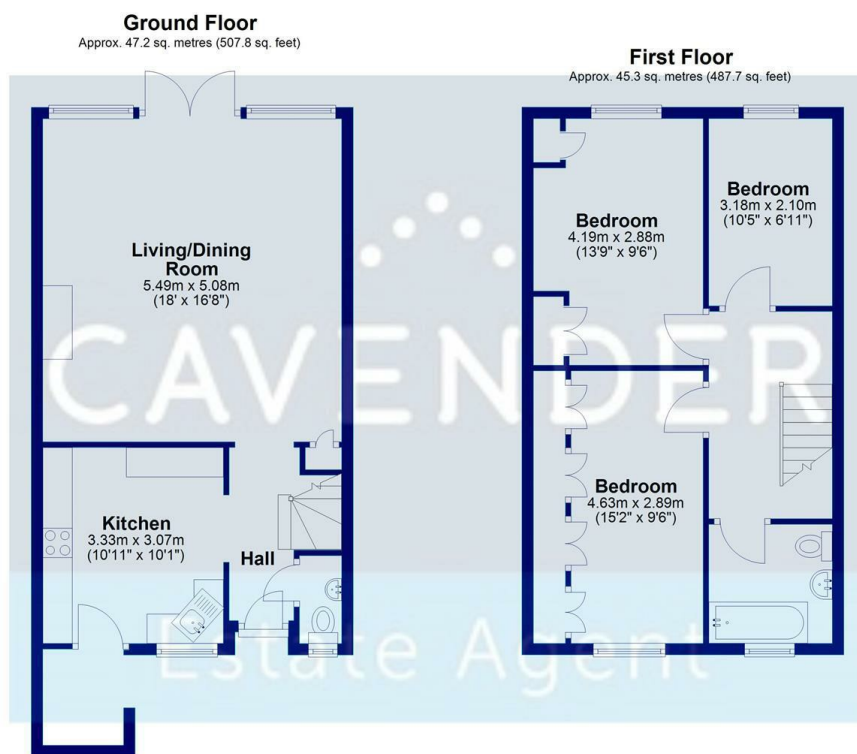
The ground floor features a spacious and light-filled sitting room, complete with original parquet flooring and direct access to the garden—perfect for both relaxing and entertaining. A generous eat-in kitchen provides an ideal hub of the home, complemented by a convenient cloakroom and useful covered storage area at the front.

Upstairs, there are three well-proportioned bedrooms, two of which benefit from fitted storage, alongside a well-appointed family bathroom.

A standout feature of this property is the stunning garden, extending to approximately 0.3 acres. Arranged over two tiers and stretching up to the quarry wall, this exceptional outdoor space offers both privacy and a beautiful natural backdrop—ideal for outdoor living and entertaining.

Further benefits include a single garage and off-street parking for one car.

Guildford's historic High Street, with its array of shops, restaurants, and cafés, is within walking distance, while the mainline station (just over a mile away) offers a fast and frequent service to London Waterloo in approximately 34 minutes. The surrounding area is renowned for its excellent schools, including Pewley Down Infant School, Holy Trinity Junior School, and the Royal Grammar School, as well as easy access to scenic countryside walks across Pewley Downs, Chantry Woods, St. Martha's, and Newlands Corner.



Total area: approx. 92.5 sq. metres (995.6 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			
England & Wales		72	
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			

