CURCHODS







2 Hodgson Gardens

Guildford, Surrey, GU4 7YS

3 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £525,000

Freehold



Situated in a quiet cul-de-sac in the popular village of Burpham, within easy reach of local shops and highly regarded schools, this attractive modern home offers spacious, light-filled accommodation throughout. The heart of the home is the open plan sitting/dining room which flows seamlessly into a well equipped kitchen. The first floor hosts a large principle bedroom with in built wardrobes, together with two further well-proportioned bedrooms all served by a modern family bathroom. Boasting a lovely rear garden with mature borders and patio space, while off-street parking and a single garage ensures convenience.

EPC D | Council Tax Band E

Charges (if applicable):





Key Features

- Attractive modern family home situated in a quiet cul-de-sac within the sought-after village of Burpham.
- Bright and spacious accommodation
- Generous open-plan sitting and dining room
- Well-equipped kitchen with a seamless connection to the main living space
- Spacious principal bedroom featuring built-in wardrobes.
- Two further well-proportioned bedrooms served by a contemporary family bathroom.
- Delightful rear garden with mature planted borders and a patio area
- Off-street parking and single garage

Location

Ideally located in a popular setting in Burpham, this property enjoys access to supermarkets and a vibrant local shopping parade with a range of independent shops and restaurants. Set within the catchment area of the outstanding rated George Abbott school this property will be keenly sought after. With access to the A3 for London and the M25 being close at hand as well as a choice of two stations in Guildford under two miles away this property will also appeal to serious commuters. As the county town Guildford is a thriving hub with recreational and leisure facilities, it has a beautiful and well serviced High Street incorporating an excellent range of shops, pubs and restaurants. The town also has access to walks along the River Wey and into the Surrey Hills, so there is much to admire for those seeking the great outdoors.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property benefits from mobile phone signal and broadband. Our seller has advised the property is of timber frame construction.

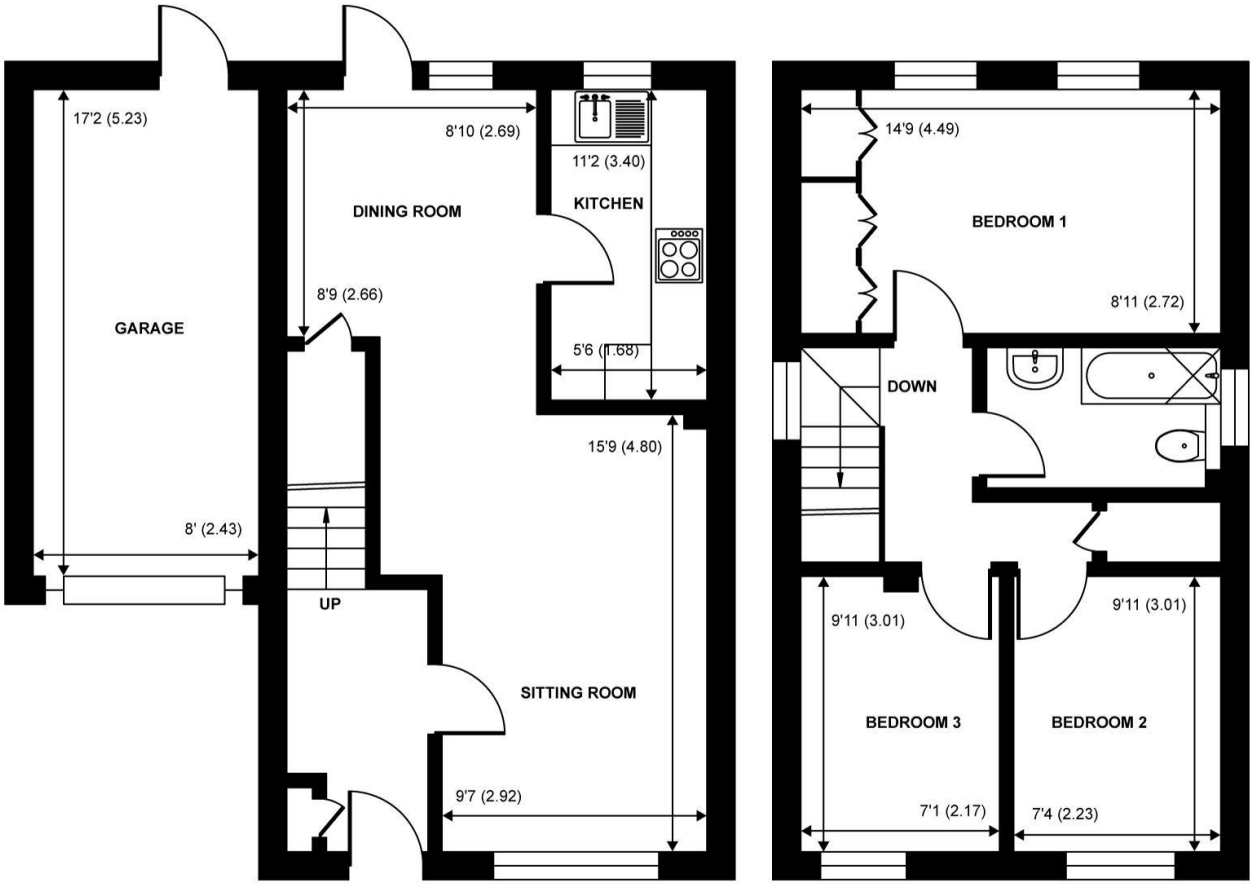






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Approximate Area = 796 sq ft / 73.9 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 933 sq ft / 86.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1484568

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Reference: CGD260212

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