

CURCHODS



17 Dunsdon Avenue

Guildford, Surrey, GU2 7NX

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £900,000

Freehold



Lovingly extended by its current owners, this impressive 1930's home is arranged over three floors, offering spacious versatile accommodation. At the heart of the home is a stylish open-plan Shaker-style kitchen and dining room, flowing seamlessly into a flexible sitting room. To the front of the property is a charming second sitting room, featuring an attractive bay window and a cosy fireplace with a solid wood surround. A useful utility room and separate ground-floor W/C complete this level. The first floor offers two generous double bedrooms and an adaptable fourth bedroom, all served by a modern family bathroom. The principal bedroom occupies the third floor, with the added benefit of a private en-suite bathroom. Externally the property boasts a large west-facing rear garden, single garage and off street parking. Situated just moments from Guildford main line station, historic cobbled High- Street and outstanding local schools.

EPC D | Council Tax Band E

Charges (if applicable):



Key Features

- Lovingly extended and thoughtfully arranged over three floors
- Stylish open-plan Shaker-style kitchen/dining room with adjoining flexible sitting room
- Charming second reception room with attractive bay window and feature fireplace
- Three 1st floor bedrooms with family bathroom
- 2nd floor principal bedroom with en-suite bathroom
- Large westerly-facing rear garden with mature borders
- Single garage and valuable off-street parking
- Prime location moments from Guildford main line station, historic High Street and outstanding local schools

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property benefits from mobile phone signal and broadband.

Location

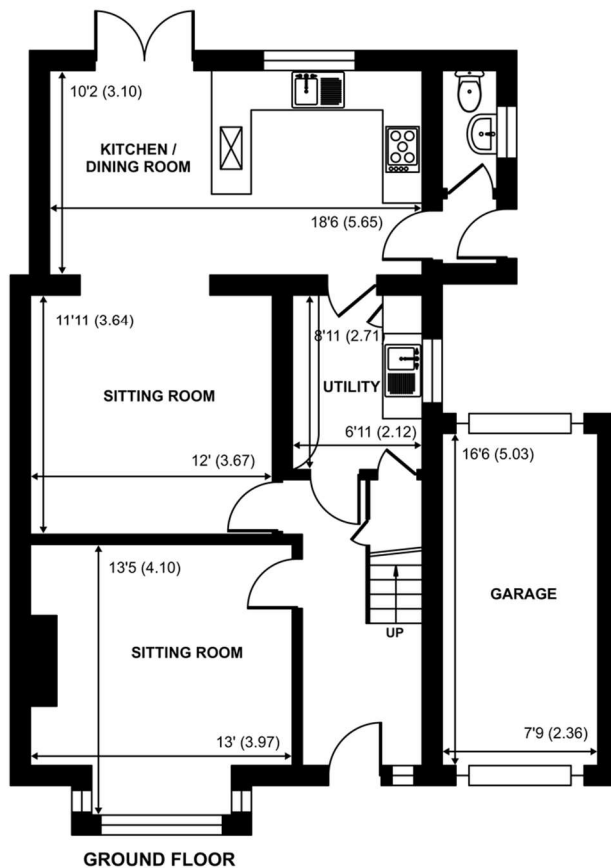
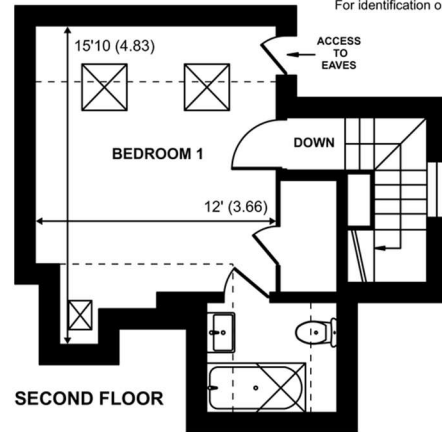
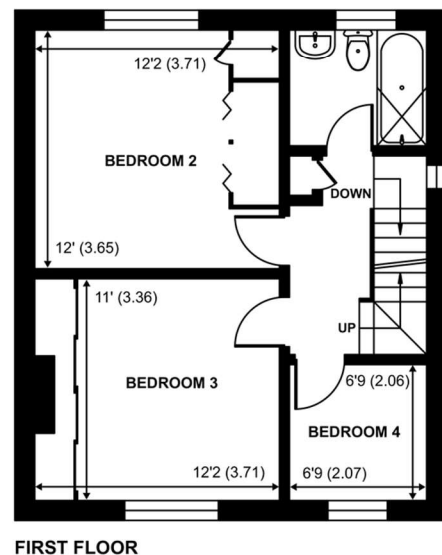
Guildford is a thriving and historic county town, renowned for its charming cobbled High Street, iconic Guildford Castle and cathedral. The town centre offers an outstanding mix of shopping, dining and leisure facilities, complemented by a vibrant cultural scene with three theatres, a major live entertainment venue, cinemas, fitness centres, sports clubs and picturesque riverside walks along the Wey Navigation. Guildford is also home to the Royal Surrey County Hospital, a leading regional healthcare provider, exceptionally well connected, Guildford's mainline railway station provides fast and frequent services to London Waterloo in around 32 minutes, while the nearby A3 offers excellent road links to London, the M25, Heathrow and Gatwick airports, and the South Coast. The town is particularly sought after for its exceptional educational provision, with an excellent selection of highly sought-after state and independent schools, many of which enjoy outstanding reputations. Guildford is also home to the highly respected University of Surrey.



Denotes restricted head height

Approximate Area = 1378 sq ft / 128 sq m
 Limited Use Area(s) = 71 sq ft / 6.5 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1577 sq ft / 146.3 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 by Curchods. REF: 1515962

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Reference: CGD080218

