CURCHODS







10 Stag Hill

Guildford, Surrey, GU2 7TW

3 Bedrooms | 1 Bathroom | 4 Reception Rooms

Guide Price £735,000

Freehold



This beautifully extended three-bedroom semi-detached home offers flexible and spacious ground floor accommodation, ideal for family living. The property features a welcoming sitting room with a cosy log burner, a contemporary kitchen with a convenient utility room, a bright double-aspect dining room, and two additional versatile reception areas. Upstairs, there are three generously sized bedrooms and a modern family bathroom. Externally the property benefits from an attractive south-east facing garden which includes a large patio and relaxation space. In addition, the home benefits from approved planning permission for a further rear extension, providing an exciting opportunity to make this home your own 24/P/00995. Conveniently located within 0.4 miles to Guildford main line station, close to Royal Surrey County hospital, highly regarded local schools, the university, and excellent A3 access.





EPC C | Council Tax Band E

Charges (if applicable):

Key Features

- Beautiful semi-detached home located in a popular and convenient setting.
- Sitting room with charming log burner
- Shaker style modern kitchen with useful utility space
- Study providing excellent working from home space
- Three generous bedrooms
- Pretty south-east facing rear garden
- Planning permission for part single/part two storey rear extension 24/P/00995
- Driveway provides off street parking

Location

Guildford town centre is the historic and vibrant County Town of Surrey, renowned for its excellent shopping plus offering a comprehensive range of social, recreational and educational facilities. There are two theatres, an Odeon multiplex cinema, prizewinning Spectrum Leisure Centre and The Surrey Sports Park, owned by the University of Surrey. Guildford is a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty. Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away accessing central London and International airports. The mainline railway station provides a commuter service to London Waterloo in approx 38 minutes, whilst London Road station is across the other side of town.

Additional Information

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



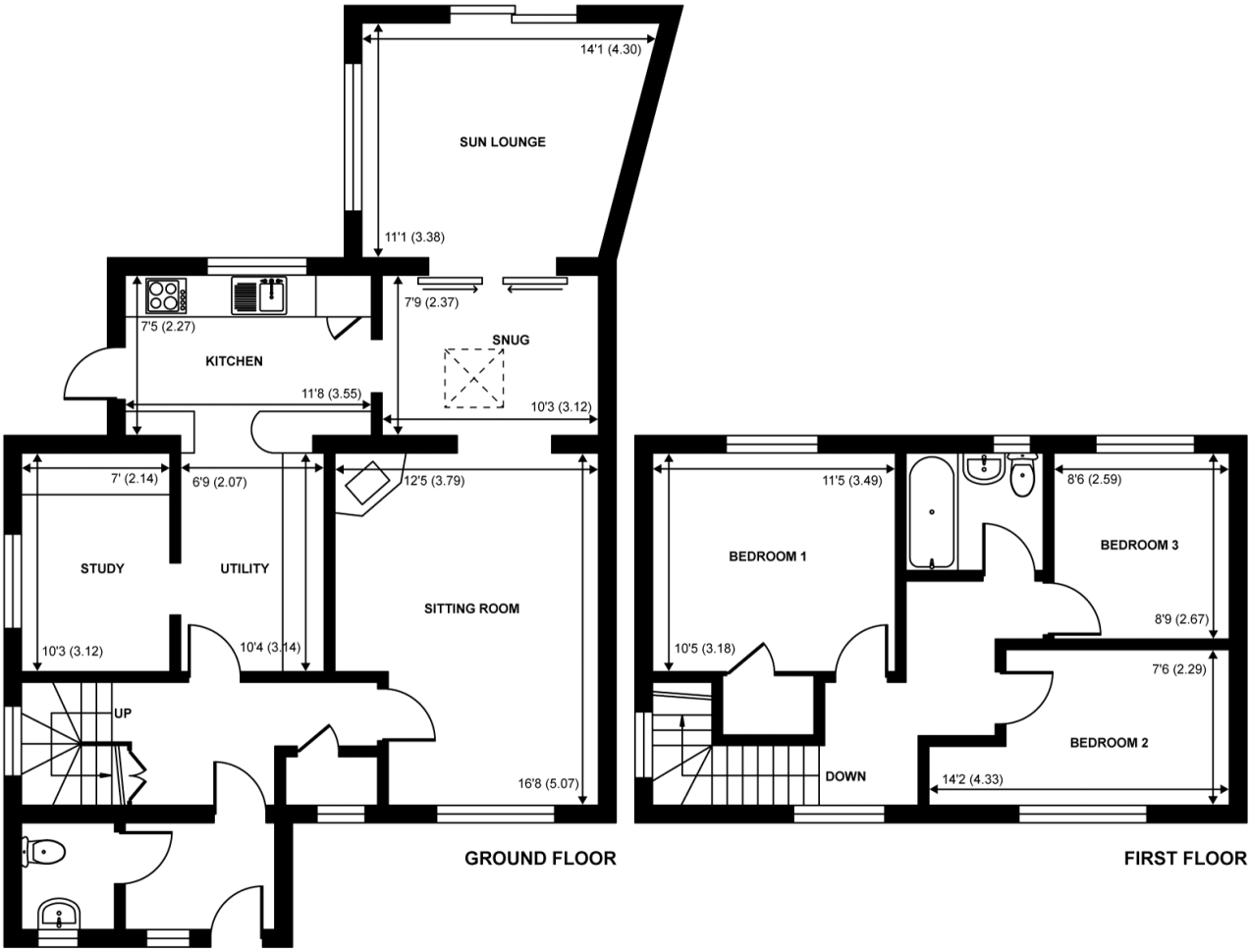




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Approximate Area = 1315 sq ft / 122.1 sq m

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 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1334090

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Reference: CGD250084

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