



14 Saffron Platt, Guildford, Surrey, GU2 9XZ

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GUILDFORD, SURREY, GU2 9XZ

14 Saffron Platt in Guildford is an impressive three-bedroom property that has been thoughtfully extended and beautifully finished to create a stylish and practical family home. To the front, a shared driveway provides off-street parking on a gravel surface.

The entrance opens into an extended hallway that allows space for a downstairs cloakroom. There is a useful cupboard under the stairs along with two additional storage cupboards, one of which serves as a utility cupboard housing the washing machine. The heart of the home lies in the stunning extended kitchen and dining space at the rear, featuring bi-folding doors that open onto the south-easterly facing garden and two Velux windows that flood the room with natural light. The kitchen is fitted with modern white shaker-style units with chrome handles, complemented by a grey quartz worktop, and includes a large island with a breakfast bar, single sink and drainer, and integrated dishwasher. Further integrated appliances include a fridge freezer, single electric oven, and a five-ring gas hob with a cooker hood above. Flowing from the kitchen diner to the front of the property is a welcoming living room with a feature fireplace, creating a cosy space to relax.

On the first floor, there are two generous double bedrooms, one benefiting from integrated storage, served by a contemporary three-piece bathroom with bath and shower over, basin, and toilet, finished with modern white tiling and chrome fittings. A further room on this floor provides an ideal home office.

The second floor is dedicated to a superb master bedroom within the converted loft space, offering excellent proportions with space for a super king bed, two Velux windows, eaves storage, and a stylish en-suite shower room with a large shower, basin, and toilet.

Outside, the bi-fold doors open onto a sandstone patio, leading to a low-maintenance garden with astro turf, enclosed by shiplap and closeboard fencing. There is an additional patio and seating area at the rear of the garden, along with side access, making this a truly versatile and attractive home in a sought-after Guildford location.

- Impressive rear kitchen/diner with bi-fold doors, Velux windows, and central island
- Welcoming living room with feature fireplace, open to kitchen/diner for family living
- First floor offers two double bedrooms, modern bathroom, and a home office
- Off-street parking
- Contemporary shaker-style kitchen with quartz worktops and integrated appliances
- Spacious loft master bedroom with Velux windows, eaves storage, and stylish en-suite
- Low maintenance garden
- EPC Rating: D

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Local Authority: Guildford Borough Council / Band D D

Services: All mains services are connected









SITUATION

Saffron Platt enjoys a peaceful cul-de-sac setting while being perfectly placed to take advantage of Guildford's outstanding amenities. Just a short distance away, you'll find a small Waitrose and Sainsbury's Local for everyday shopping, alongside independent food stores and wine merchants. There is a Tesco Express, Nuffield gym and coffee shop on Queen Elizabeth Park, just a few moments away. Guildford's historic High Street offers an exceptional mix of boutique shops, designer brands, and popular cafés, as well as fine dining restaurants and vibrant bars. For leisure, Stoke Park provides acres of green space, tennis courts, and play areas, while the Surrey Sports Park offers state-of-the-art fitness facilities. Cultural highlights include the Yvonne Arnaud Theatre and G Live for live performances, and there are several art galleries and cinemas nearby. Families benefit from highly regarded schools such as Northmead Junior and Stoughton Infants, while commuters enjoy excellent transport links with Guildford mainline station providing fast services to London Waterloo in around 35 minutes and easy access to the A3 and M25 for road connections. The surrounding Surrey Hills, an Area of Outstanding Natural Beauty, offers endless opportunities for walking, cycling, and outdoor pursuits, making this an ideal location for those seeking both convenience and lifestyle.



DIRECTIONS

From Guildford town centre, head north on Woodbridge Road (A322) towards Ladymead. At the crossroads by Ladymead Retail Park, turn left onto Ladymead (A25), keeping to the right-hand lane as you pass under the A3. Continue straight ahead onto Worplesdon Road (A322) and follow this for approximately one mile. Turn right onto Johnston Walk, then take the first right into Saffron Platt. Continue to the next left, and the property will be on your right-hand side.

A beautifully extended family home in a quiet Guildford cul-de-sac, featuring an open-plan kitchen/diner with bi-fold doors, a loft-converted master suite, off-street parking, and a landscaped low-maintenance garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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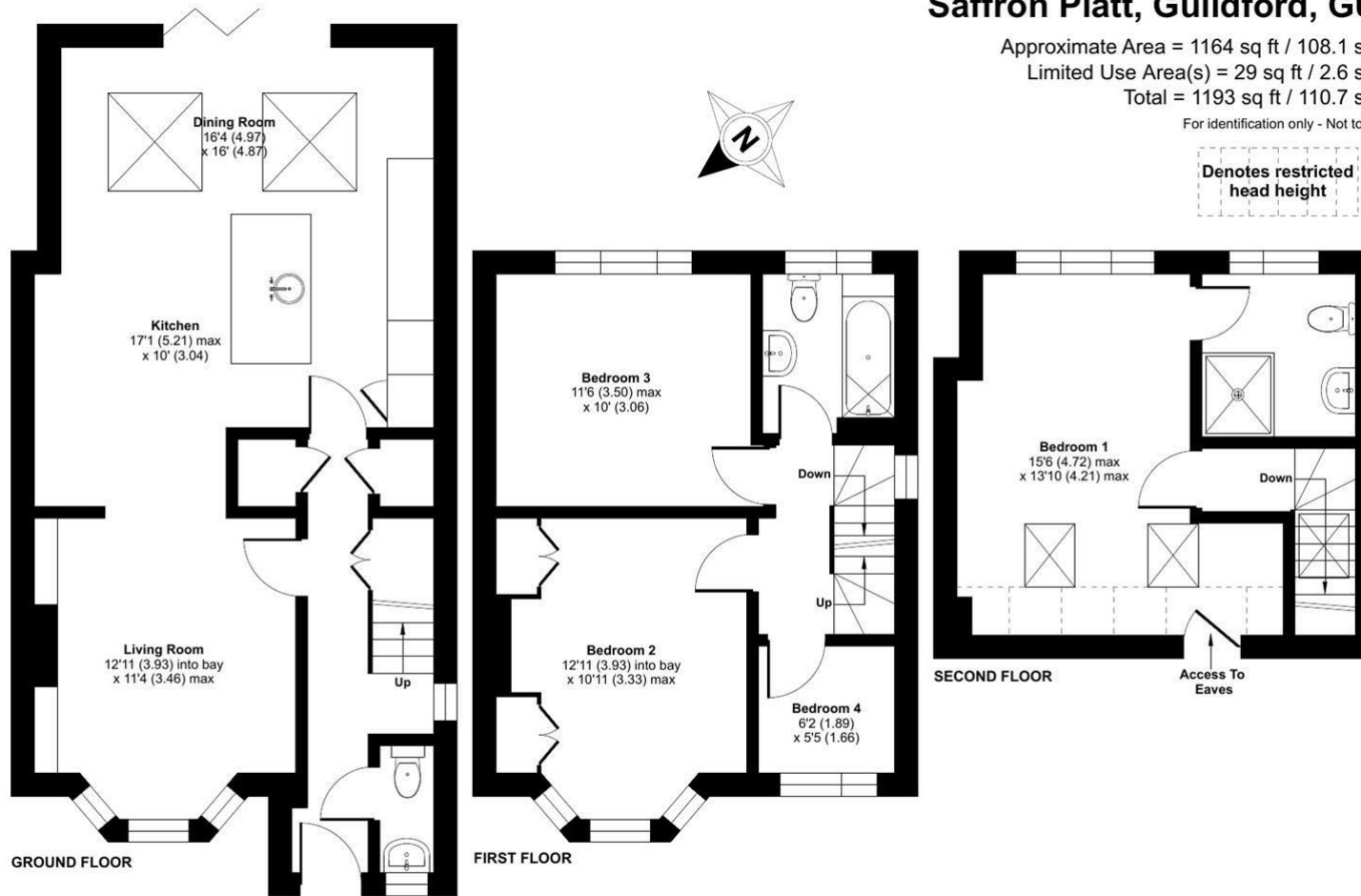
Approximate Area = 1164 sq ft / 108.1 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 1193 sq ft / 110.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1381646

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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