



37 Oak Tree Drive, Guildford, Surrey, GU1 1JL

37 Oak Tree Drive

GUILDFORD, SURREY, GU1 1JL

37 Oak Tree Drive offers spacious and flexible accommodation arranged over three floors, extending to over 1,700 sq ft. Upon entering, you are welcomed into a bright and generous entrance hallway providing excellent built-in storage, including a large front storage cupboard, understairs cupboard, and a downstairs cloakroom. To the front of the house is a versatile home office/snug, ideal for remote working, study, or use as a separate TV room. Positioned at the rear, the grey shaker-style kitchen/dining room is well equipped with a five-ring gas hob with cooker hood and stainless-steel splashback, electric oven, integrated microwave, integrated wine cooler, dishwasher, and a stainless-steel sink with drainer. There is ample room for a family dining table, and French patio doors open directly onto the garden. A utility room sits just off the kitchen, that includes space / plumbing for a freestanding washing machine, tumble dryer, and additional stainless-steel sink with drainer.

On the first floor, you'll find a spacious dual-aspect living room, enjoying excellent natural light and far-reaching views enhanced by the floor-to-ceiling front windows overlooking the green. This floor also includes bedrooms 3 and 4, served by a modern three-piece white bathroom featuring a tiled floor and heated towel rail.

The master bedroom on the 2nd floor offers a generous dual-aspect room with integrated storage and a large three-piece en-suite shower room. Bedroom 2 is a substantial double room with built-in storage and views over the rear.

Outside, the property enjoys a well-maintained rear garden which is mainly laid to lawn. The garden benefits from a private, secluded seating area to the side, which is part-walled. To the rear of the garden is an additional seating area. There is convenient rear access, along with a car port accessed directly via the garden.

The property also offers scope to extend to the side and rear, subject to the usual consents.

- Spacious and versatile accommodation arranged over three floors
- Stylish grey shaker style kitchen/dining room with integrated appliances and French doors to the garden
- Separate utility room with additional sink and space for freestanding laundry appliances
- Bright dual aspect living room with floor to ceiling window and far reaching views
- Generous dual aspect principal bedroom with integrated storage and en-suite shower room
- Scope to extend (STPP)
- Attractive rear garden mainly laid to lawn with two private seating areas, part walled boundaries and rear access to car port
- EPC Rating: C

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

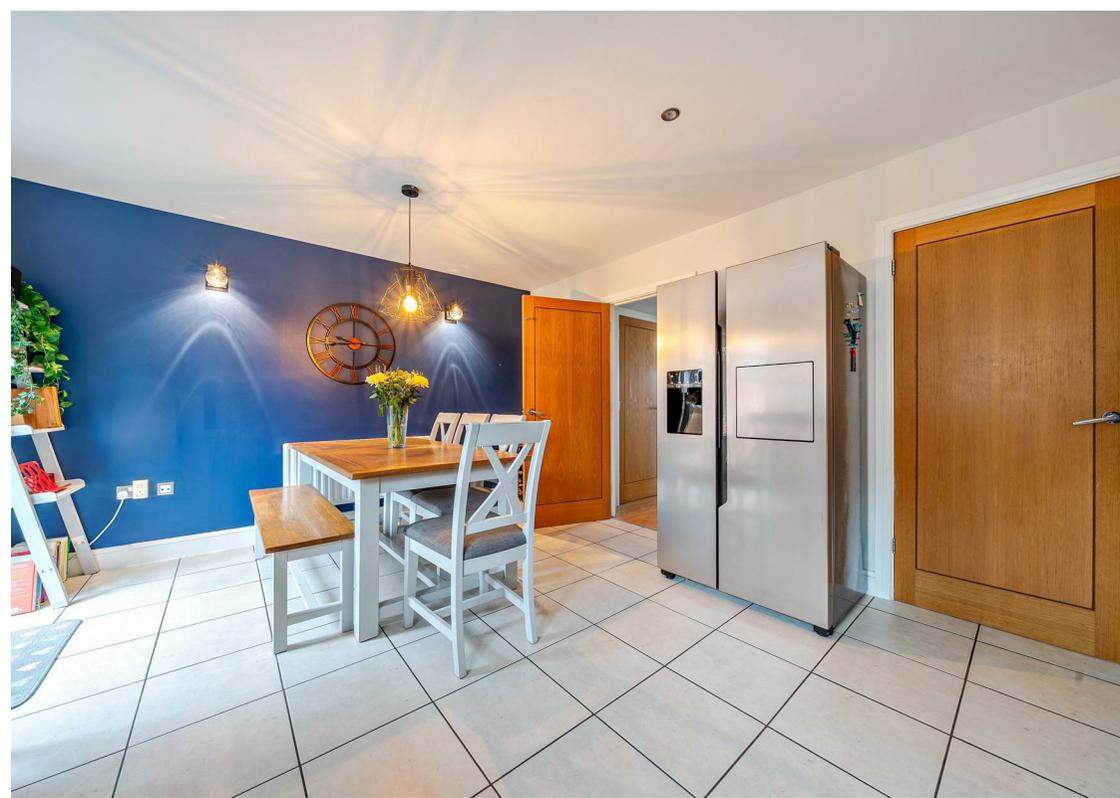
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Local Authority: Guildford Borough Council / Tax Band F

Services: The property has all mains services connected









SITUATION

37 Oak Tree Drive is located to the north of Guildford's centre, offering convenient access to the town's excellent range of amenities. Guildford is the historic county town of Surrey, known for its vibrant High Street, extensive shopping including The Friary Centre, a wide choice of restaurants, cafes, and cultural venues such as G Live and the Yvonne Arnaud Theatre. The town is well-connected, with Guildford mainline station providing fast and frequent services to London Waterloo in under 40 minutes, making it ideal for commuters. Road links are equally strong, with the A3 offering direct access to London, Portsmouth, and the M25. The area is served by regular bus routes and is within easy reach of Heathrow and Gatwick airports via road and rail connections. Families benefit from a selection of well-regarded schools nearby, including Northmead Junior School and Christ's College, as well as proximity to green spaces and riverside walks along the Wey Navigation.



DIRECTIONS

From Guildford town centre, head north on Stoke Road (A320), passing through Stoke Crossroads and under the A3 . Continue past Stoke Mill on your right and at the next roundabout take the second exit to stay on Woking Road. At the following roundabout, adjacent to the Esso petrol station, take the first exit onto Hazel Avenue. Turn right into Oak Tree Drive and continue up the hill—number 37 will be found on your right-hand side.

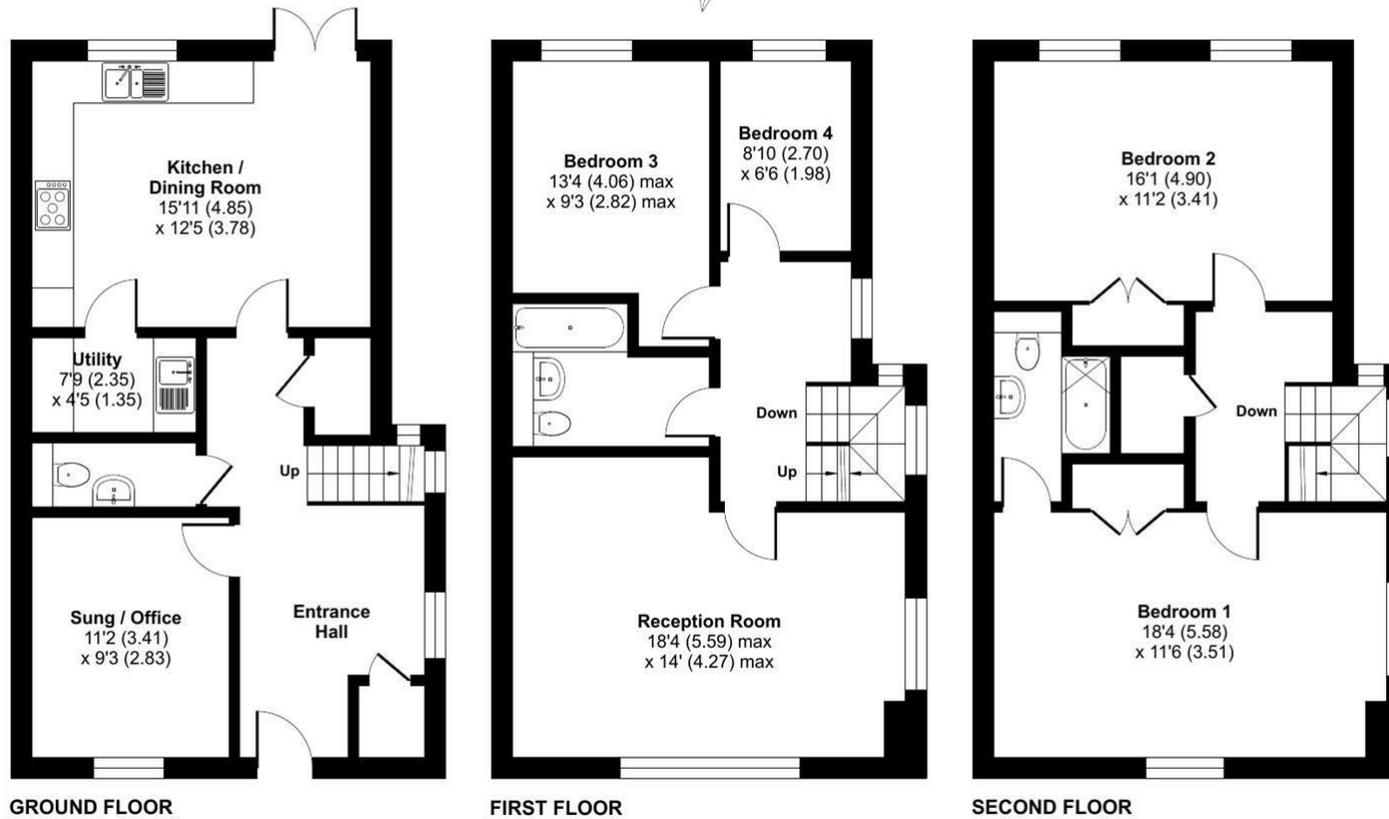
A spacious and well-appointed four-bedroom family home offering flexible living across three floors with modern finishes and excellent practicality.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Oak Tree Drive, Guildford, GU1

Approximate Area = 1711 sq ft / 155.7 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 Clarke Gammon. REF: 1415509

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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