



49 Bushy Hill Drive, Guildford, Surrey, GU1 2UQ

49 Bushy Hill Drive

GUILDFORD, SURREY, GU1 2UQ

A well-presented and thoughtfully arranged three-bedroom semi-detached home, set in a popular residential position, offering balanced accommodation, a generous garden and a useful outbuilding.

The ground floor is particularly well laid out for modern family living, with hardwood flooring running throughout. A welcoming entrance hall leads through to a bright sitting room with a bay window overlooking the garden. A spacious kitchen/dining room forms the heart of the house, with ample worktop space, integrated seating and direct access out to the garden. A separate utility room and cloakroom add practical day-to-day convenience.

Upstairs, there are three bedrooms arranged around a central landing, served by a well-appointed family bathroom. The principal bedroom is a comfortable double, with the remaining rooms well suited to children, guests or home working.

Outside, the property benefits from a good-sized rear garden, mainly laid to lawn with a patio area ideal for entertaining. To the rear, a detached outbuilding provides excellent flexibility, currently used as a home office but equally suited to a studio or hobby space. To the front, a block paved driveway provides off-street parking for several vehicles.

- **Three-bedroom semi-detached family home**
- **Spacious kitchen/dining room opening onto the garden**
- **Bright living room with bay window**
- **Detached outbuilding ideal as a home office or studio**
- **Well-balanced accommodation approaching 1,100 sq ft**
- **Separate utility room and ground floor cloakroom**
- **Generous rear garden with patio area**
- **EPC Rating: D**

CG GUILDFORD

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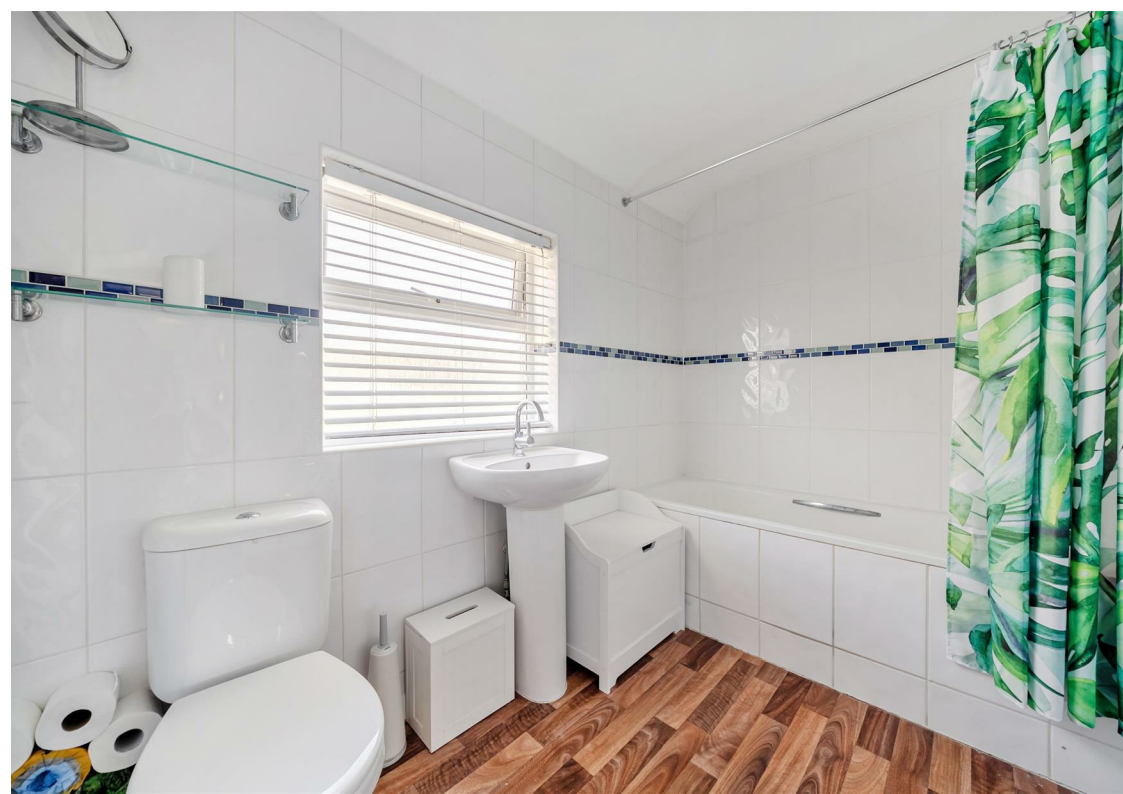
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Local Authority: Guildford Borough Council / Tax Band D

Services: The property has all mains services connected









SITUATION


Bushy Hill Drive sits within a well-established residential area on the eastern side of Guildford, popular with families due to its accessibility and community feel. Nearby Boxgrove offers a range of day-to-day amenities including local shops, schools and open green spaces, while Guildford town centre provides a more comprehensive selection of shopping, restaurants and leisure facilities. The area is particularly well placed for schooling, including both state and independent options, and benefits from convenient access to the A3, offering routes to London and the south coast.



DIRECTIONS

From Guildford town centre, proceed east along the Epsom Road (A25) towards Merrow. At the traffic lights before the BP petrol station, turn left onto Bushy Hill Drive. Continue for 0.4 miles, where the property will be found on the left-hand side.

A well-presented three-bedroom family home with a generous garden, set in a popular residential position close to Guildford.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

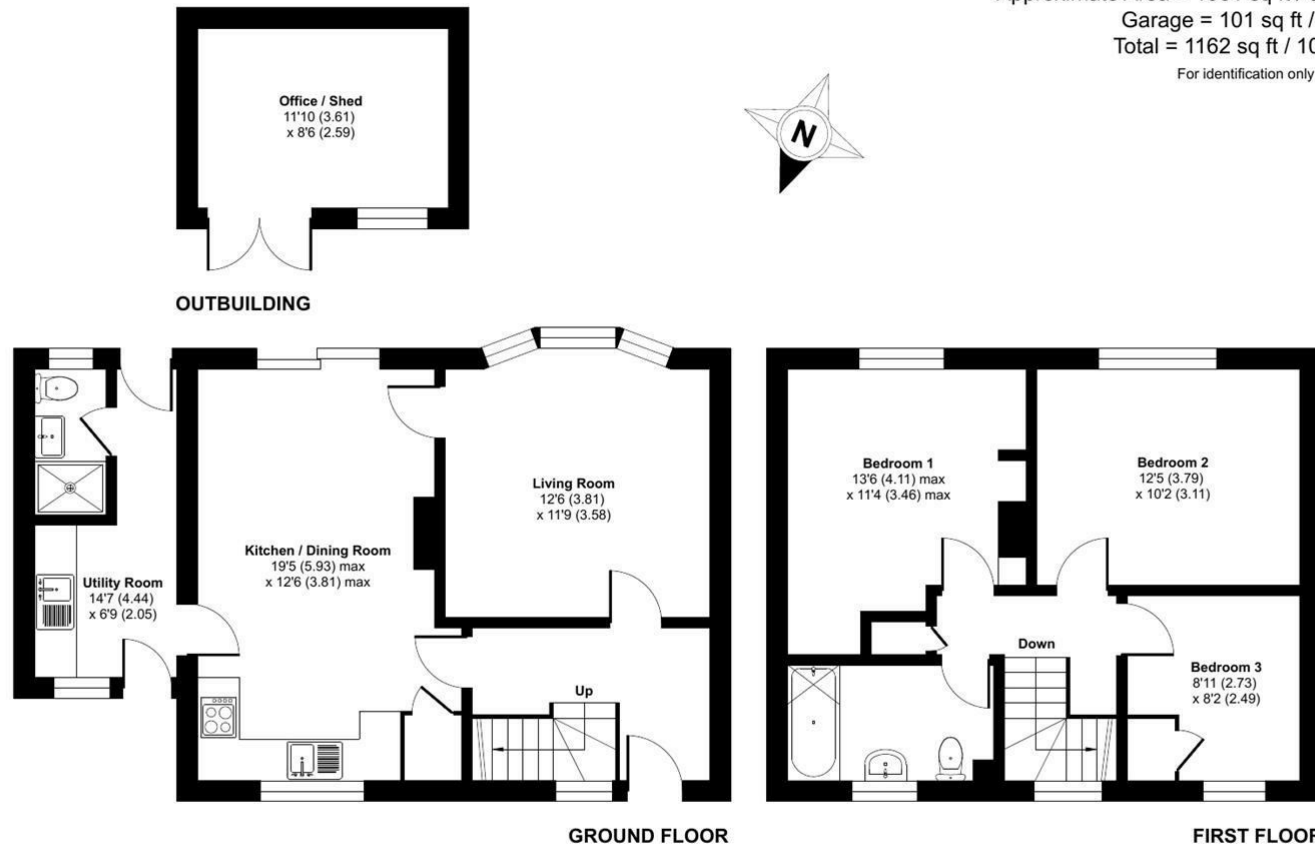
Bushy Hill Drive, Guildford, GU1

Approximate Area = 1061 sq ft / 98.5 sq m

Garage = 101 sq ft / 9.3 sq m

Total = 1162 sq ft / 107.8 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: 1440757

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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LIPHOOK OFFICE
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OFFICE GROUP

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