



70 Yew Tree Drive, Guildford, Surrey, GU1 1NY

CLARKE  GAMMON

70 Yew Tree Drive

GUILDFORD, SURREY, GU1 1NY

70 Yew Tree Drive is a three bedroom semi detached home situated in a popular residential area of Guildford. Built with part tile hung elevations and a clay tile roof, the property has been well maintained over the years, but now offers an excellent opportunity for full modernisation. Subject to the usual planning consents, there is scope to extend to both the side and rear.

To the front, the property benefits from off street parking. The entrance hall leads through to the kitchen and the main living room. Positioned at the front of the house, the living room features a central fireplace and a bay window. The kitchen is fitted with laminate-fronted units and worktops, a stainless-steel sink with drainer, and provision for a freestanding washing machine, oven and fridge freezer. Beyond the kitchen is a useful lobby area with access to both the front and rear of the property, additional storage, and a cloakroom. A dining room sits off the kitchen and provides sliding patio doors opening directly on to the rear garden.

Upstairs, there are two double bedrooms with built in storage, along with a single bedroom. Completing the accommodation is a wet room fitted with an electric shower, basin and WC. The rear garden is a notable feature, extending to approximately 90 feet. It is mainly laid to lawn with mature shrub borders, two garden sheds, and a patio area immediately to the rear of the house. There is also vehicular access to the far end of the garden. There is also potential for the addition of a garden room or home office.

70 Yew Tree Drive presents a solid platform for refurbishment, offering buyers the chance to create a home tailored to their needs in a convenient Guildford location.

- **Three bedroom semi detached home**
- **Vacant possession upon completion**
- **Potential to extend to the side and rear (STP)**
- **Living room with bay window and central fireplace**
- **No onward chain**
- **Garden extending to 90 feet.**
- **Off-Street parking**
- **EPC Rating: E**

CG GUILDFORD

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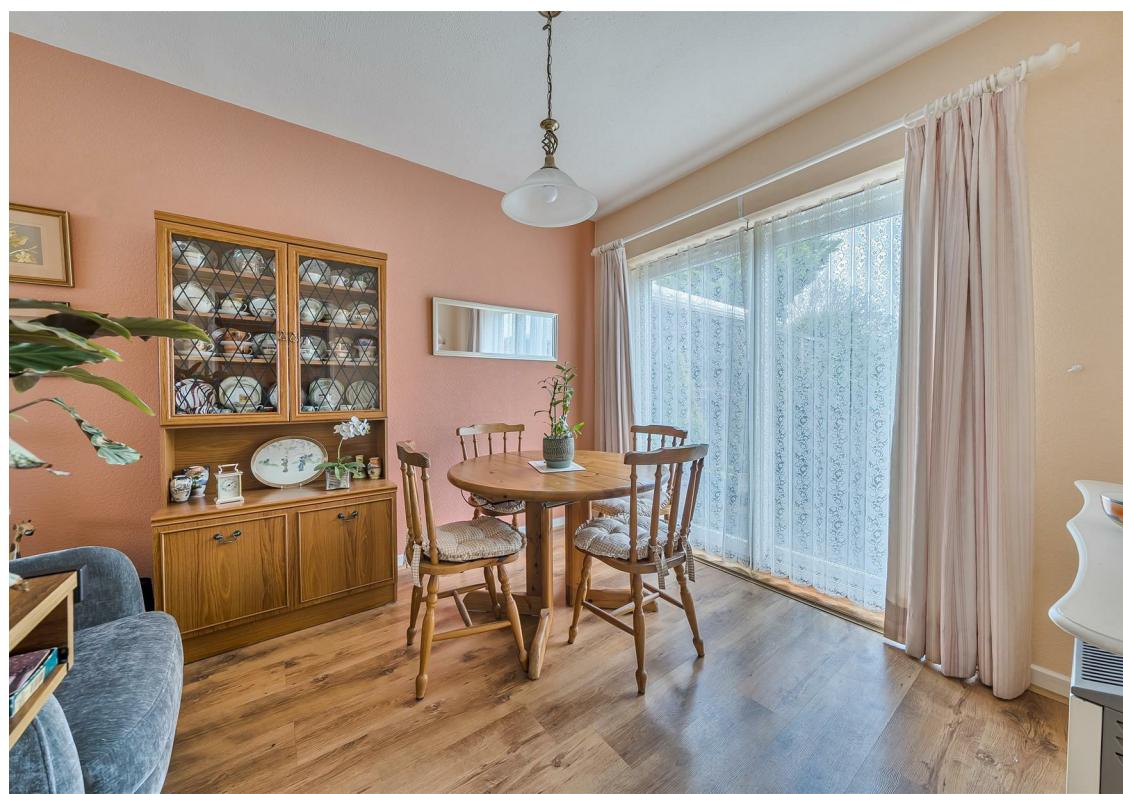
E: guildford.sales@clarkegammon.co.uk

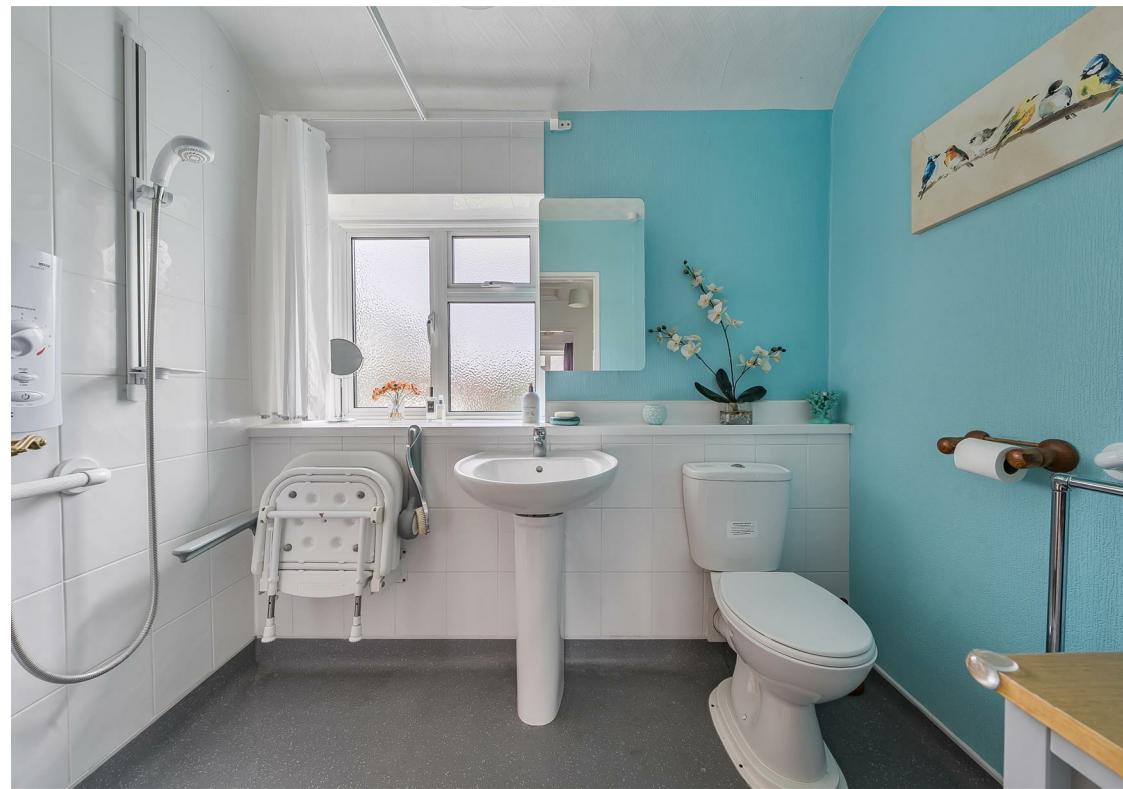
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Local Authority: Guildford Borough Council / Tax Band D

Services: The property has electric, water and drainage connected. It is not known if the property is connected to a gas supply. Heating is provided via electric storage heaters









SITUATION

Yew Tree Drive is situated in a well-established residential area on the northern side of Guildford, offering convenient access to a range of local amenities. Nearby there are everyday shops, convenience stores and takeaways, along with several pubs and cafés. Local schools, including both primary and secondary options, are also close by.

Guildford town centre is a short drive or bus journey away, providing an extensive selection of high-street and independent shops, supermarkets, restaurants and leisure facilities. The town is home to The Friary shopping centre, G Live arts venue and a multiplex cinema, as well as a choice of sports centres and parks.

For commuters, Guildford and London Road stations offer regular services to London Waterloo, while the A3 is easily accessible for routes towards London, the M25, and the south coast. The surrounding Surrey countryside, including Whitmoor Common and Stoke Park, offers attractive open spaces for walking and outdoor activities.



DIRECTIONS

From Guildford town centre, follow Woking Road north towards Slyfield. At the roundabout by the Esso garage, take the first exit onto Hazel Avenue. Continue along Hazel Avenue before turning left into Willow Way. Turn right onto Yew Tree Drive and then take the next left. Number 70 will be found on the right-hand side.

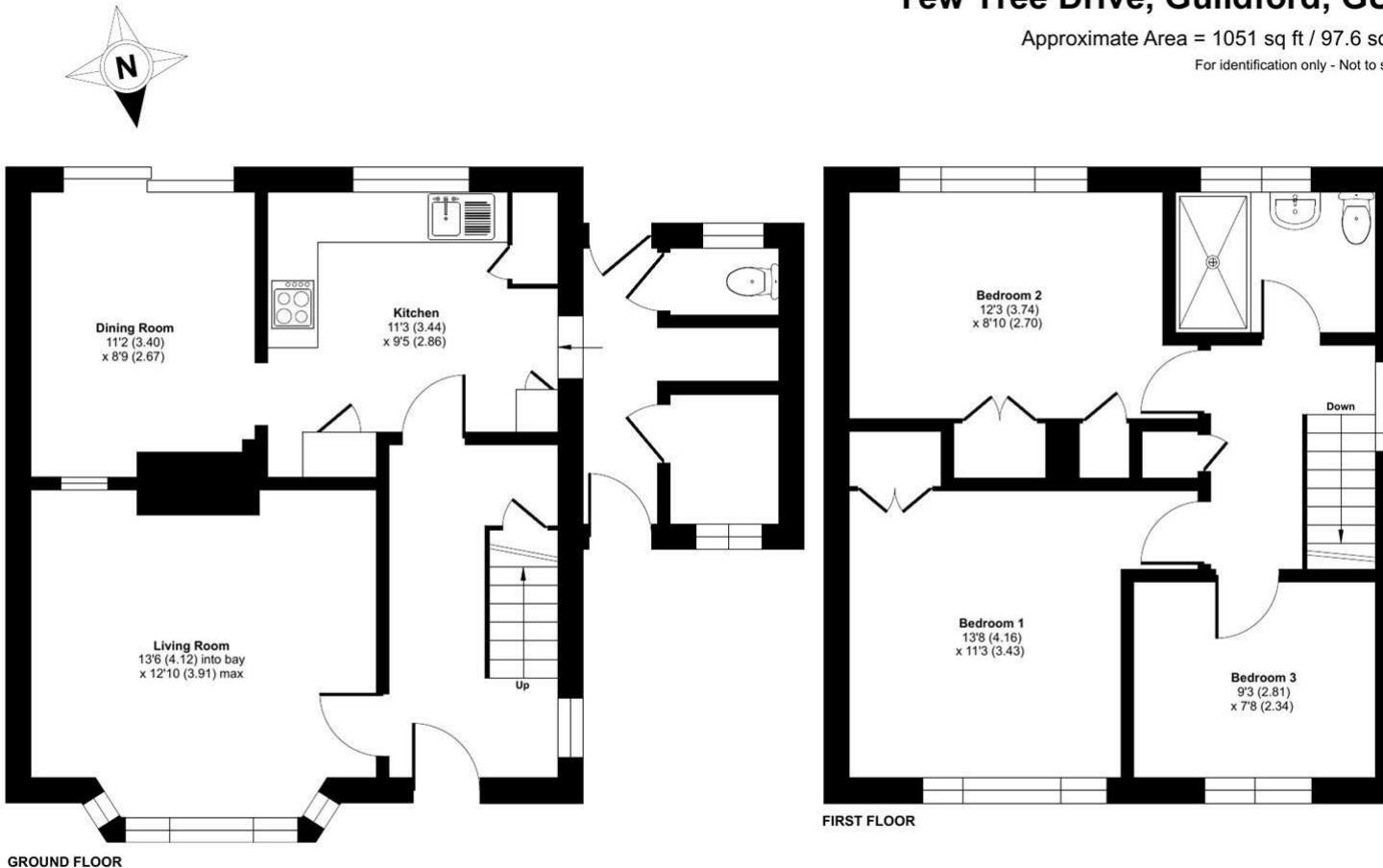
A three-bedroom semi-detached home offering full modernisation potential and a generous 90-foot garden.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	49
(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 = 1051 sq ft / 97.6 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). ©nchecom 2026. Produced for Clarke Gammon. REF: 1407838

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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