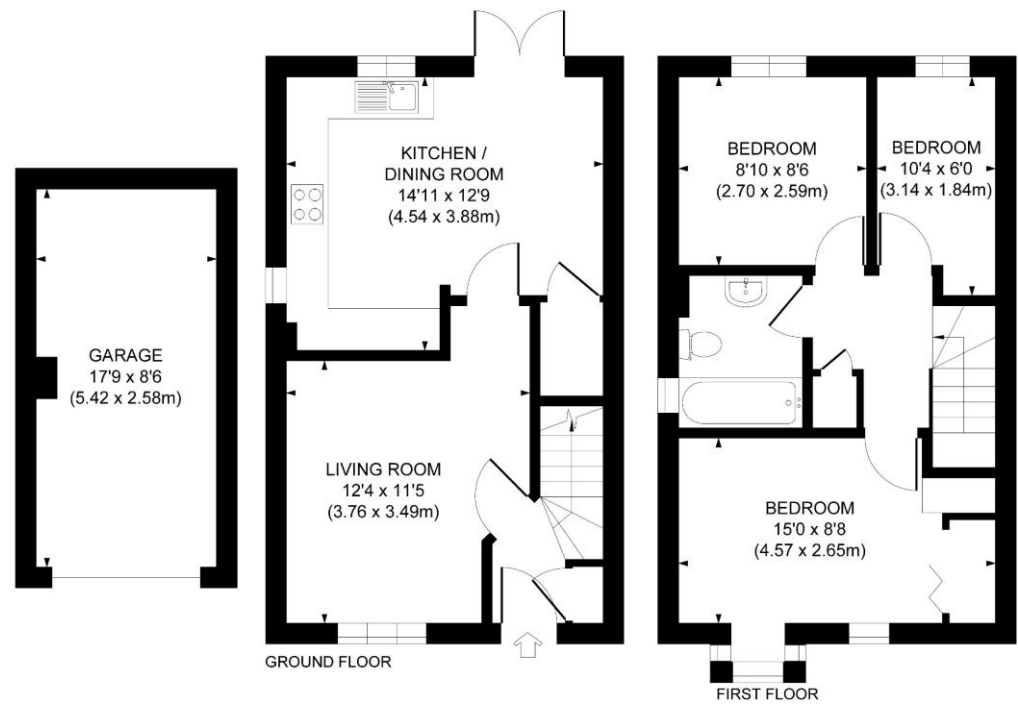


Floorplan

Approximate Gross Internal Area

Main House 769 sq. ft / 71.52 sq. m  
Garage 150 sq. ft / 13.98 sq. m  
Total 919 sq. ft / 85.50 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



8 Cotts Wood Drive  
Burpham

£470,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP  
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 300667

Property details

-  3 bedrooms

 1 bath

 EPC Rating C

 919 sq. ft
- End of terrace

■ No onward chain

■ Freehold

■ Well-presented throughout

■ Spacious kitchen/dining room

■ Modern bathroom

■ Well-appointed bedrooms

■ Enclosed rear garden

■ Garage

■ Parking for 2 vehicles, plus space for an electric car charger

■ Ultrafast broadband available

Situated in the popular Burpham area, this well-presented three-bedroom end-of-terrace home offers bright and practical accommodation, complemented by a private southerly facing rear garden, detached garage and parking for two vehicles. The property is ideal for first-time buyers, young families or those looking to downsize, with a layout designed for comfortable modern living. Further benefits include a new Worcester Bosch gas central heating boiler, installed in December 2025, and an insulated loft.

The welcoming entrance hall leads through to a light and inviting living room, enjoying views over the front garden. To the rear, the spacious kitchen/dining room provides an excellent space for everyday family life and entertaining, featuring a range of contemporary fitted units, generous worktop space, and integrated Bosch appliances including an oven, hob and dishwasher. A separate washing machine and fridge are also included, while double French doors open directly onto the rear garden.

Upstairs, there are three bedrooms, including a generous principal bedroom with a fitted wardrobe and TV point, alongside a modern family bathroom finished with stylish tiling, a contemporary white suite and a power shower. The third bedroom also offers flexibility as a nursery, home office or guest room.

Outside, the enclosed southerly facing rear garden features a patio area for outdoor dining, a lawn bordered by mature trees and shrubs, and gated side access. There is also a useful side bin storage area. The detached garage provides excellent storage or additional parking, and the property also has the added benefit of further space for two vehicles.

Weybrook Park is a development of residential properties, located about 2 miles to the east of the Town Centre and close to a range of local shops and the Sainsbury's superstore. There is an excellent range of both private and state schools in the area, including George Abbot Comprehensive and Burpham Primary School, both of which are within walking distance. There is a nearby junction with the A3, providing fast road access to London and, via the M25, to both Heathrow and Gatwick airports. Guildford and Woking mainline stations are both within a 10–15-minute drive.

This is a fantastic opportunity to acquire a thoughtfully maintained and well-equipped home in a convenient and established residential setting, offering modern comforts, excellent local amenities and superb transport links.

Council tax band: Tax band E  
Local authority: Guildford Borough Council  
Tenure: Freehold



Move-in ready



Garage

