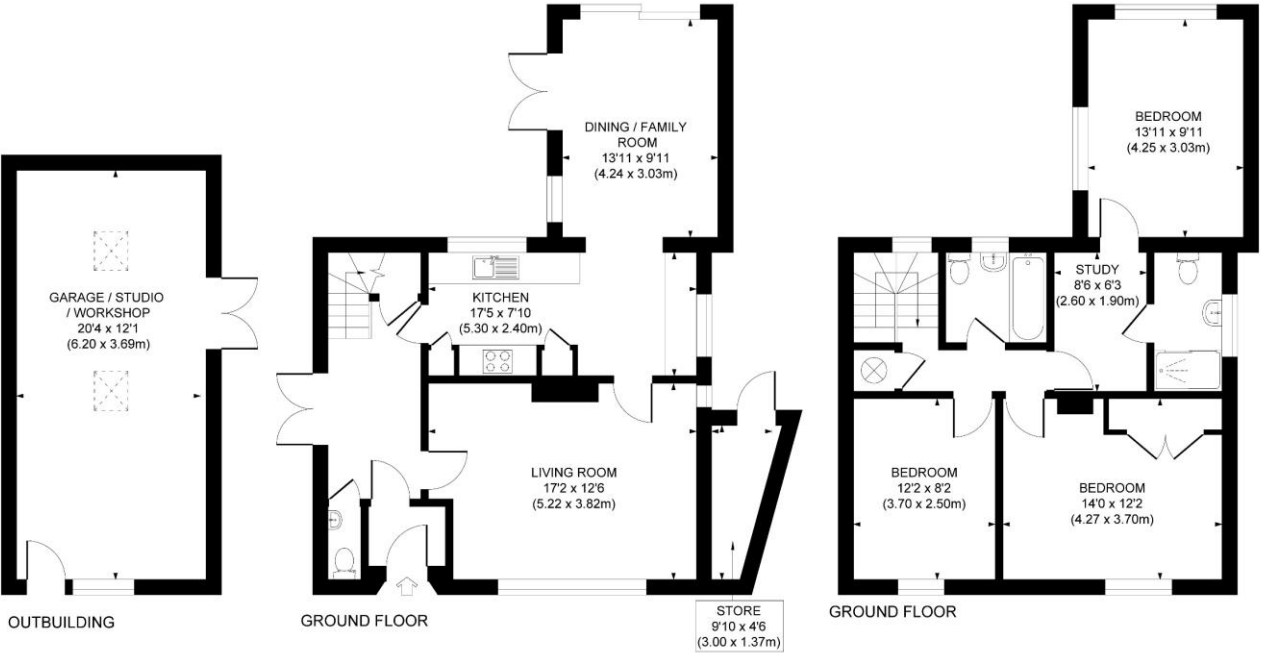


Floorplan

Approximate Gross Internal Area

Main House 1,272 sq. ft / 118.26 sq. m
Store 31 sq. ft / 2.90 sq. m
Outbuilding 316 sq. ft / 29.40 sq. m
Total 1,619 sq. ft / 150.56 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.



19 Burnet Avenue
Burpham

£800,000 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

 2 baths

 EPC Rating D

 1619 sq. ft
- Detached

Freehold

Spacious accommodation

Downstairs cloakroom

Well-appointed bedrooms

En-suite

Beautiful garden

Workshop

Driveway parking

Ultrafast broadband available

This attractive detached home in Burpham is set on a pleasant residential street, fronted by a large communal green, and a mature garden with established planting that gives a welcoming, private feel. A driveway to the side provides convenient off-street parking and leads through to the rear, enhancing both practicality and accessibility.

Inside, the property offers a spacious and versatile layout, with a generous living room that enjoys plenty of natural light from very large picture windows overlooking the green at the front of the property. The adjoining dining/family area creates an inviting space for both everyday living and entertaining, with doors opening out to the garden and allowing for an easy indoor-outdoor flow. The kitchen is well-appointed with ample cabinetry and worktop space, arranged in a functional layout that suits modern family life.

Upstairs, the house provides well-proportioned double bedrooms, each offering a comfortable and pleasant setting. The rooms are complemented by two bathroom facilities that are neatly presented and serve the household effectively. A separate study adds flexibility, ideal for a dressing room, home working or as a quiet reading space.

To the rear, the south-facing garden is a real highlight, generous and established with a mix of lawn, patio, courtyard-style and planted borders. It offers a peaceful retreat, perfect for relaxing or hosting in warmer months.

A standout feature of the property is the detached garage, giving a flexible additional area to utilise. It is currently equipped as a studio/workshop space, adding significant appeal for those seeking adaptable extra space.

Overall, this is a well-balanced home combining comfortable living areas, practical features, and a desirable Burpham location, very close to shops, schools, transport, etc.

Burpham is a popular residential area conveniently situated on the north-east side of Guildford with an excellent parade of local shops, Sainsbury's and Aldi supermarkets, a doctor's surgery, a dentist's and a pub. For more extensive amenities, Guildford High Street is just over 1.5 miles and Stoke Park and the Spectrum Leisure Centre are nearby. Guildford mainline station (Waterloo 38 mins) is within about 1.75 miles and there is access onto the A3 within 0.75 mile. The location is well placed for access to a wide selection of good local schools, being within walking distance of George Abbot Secondary School, Burpham Primary School, Boxgrove School and a number of excellent private schools in Guildford.

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

