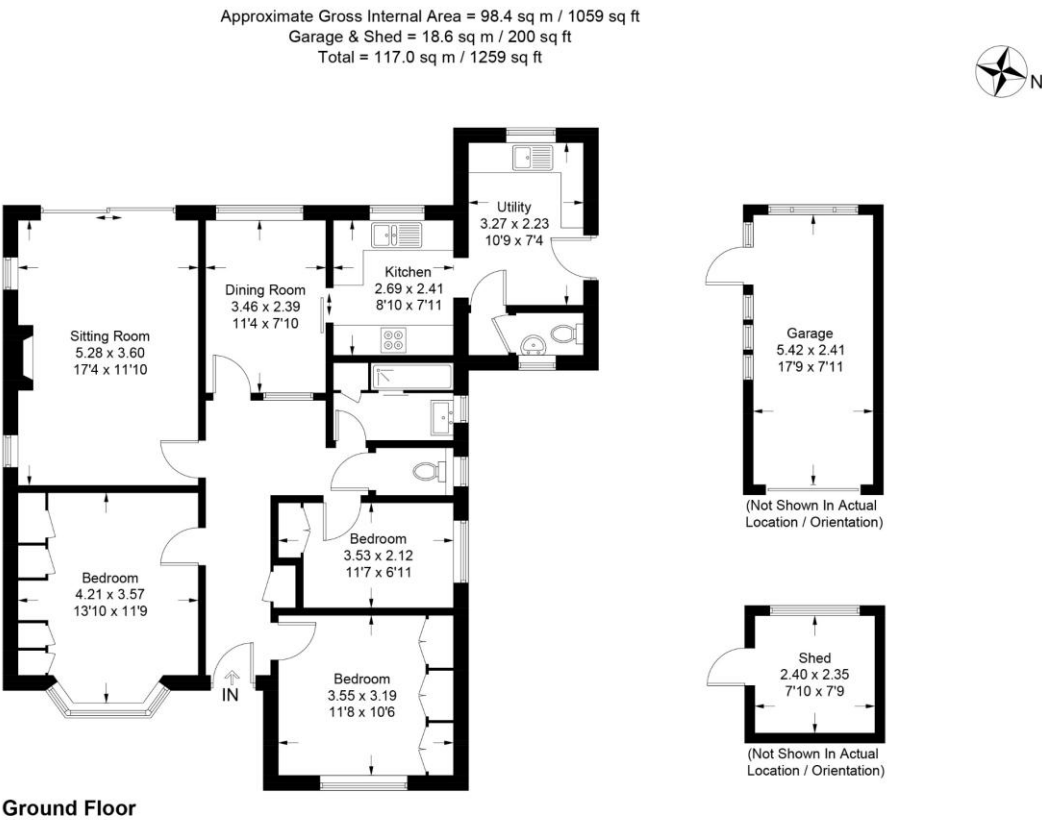


Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1339162)
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70 Charlock Way
Burpham

£775,000 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
- 1259 sq. ft

- Detached
- Freehold
- Potential to extend, STPP
- Utility room
- Additional cloakroom
- Generous rear garden
- Garage
- Driveway parking
- Ultrafast broadband available

This attractive detached bungalow offers spacious and versatile single-storey accommodation, ideally suited to a range of buyers. Constructed in attractive brickwork beneath a tiled roof, the property enjoys a generous frontage with a lawned garden, established planting and a block-paved driveway providing ample off-street parking, leading to a detached garage.

The accommodation begins with an entrance hall leading to a comfortable sitting room, offering a welcoming space to relax and unwind. There is a separate dining room, providing an ideal setting for entertaining family and friends, alongside a fitted kitchen with a range of wall and base units, ample worktop space and integrated appliances. A separate utility room provides additional practicality, while the layout also incorporates a shower room and a further bathroom, catering well to everyday family living.

The property offers three bedrooms, each providing flexible accommodation to suit a variety of needs, whether as sleeping quarters, a home office or hobby room. The principal bedroom benefits from fitted wardrobes, providing useful storage, while the remaining bedrooms offer further versatility.

One of the property's standout features is the particularly generous rear garden, which extends a considerable distance from the house and offers an excellent degree of privacy. The garden features a broad lawn bordered by mature trees, established shrubs and well-stocked flower beds, creating a peaceful outdoor setting with plenty of scope for gardening enthusiasts, families and those who enjoy entertaining outdoors. A paved patio provides space for outdoor dining and relaxation, while a detached garden shed offers additional storage. The garden's impressive proportions also present exciting potential for landscaping and further enhancement, subject to any necessary consents.

Further benefits include a detached garage, additional off-street parking and the convenience of bungalow living. The property is ideally positioned in a sought-after residential setting, with George Abbot School a key attraction for families, making the location particularly appealing to those prioritising access to this well-regarded local school. Combining generous outdoor space, practical accommodation and an excellent location, this property presents a wonderful opportunity for buyers seeking a home with both immediate appeal and scope to personalise to their own tastes.

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

Viewings by appointment only
[01483 300667](tel:01483300667) / sales@seymours-burpham.co.uk



Excellent location



Scope for extension, subject to the usual permissions

