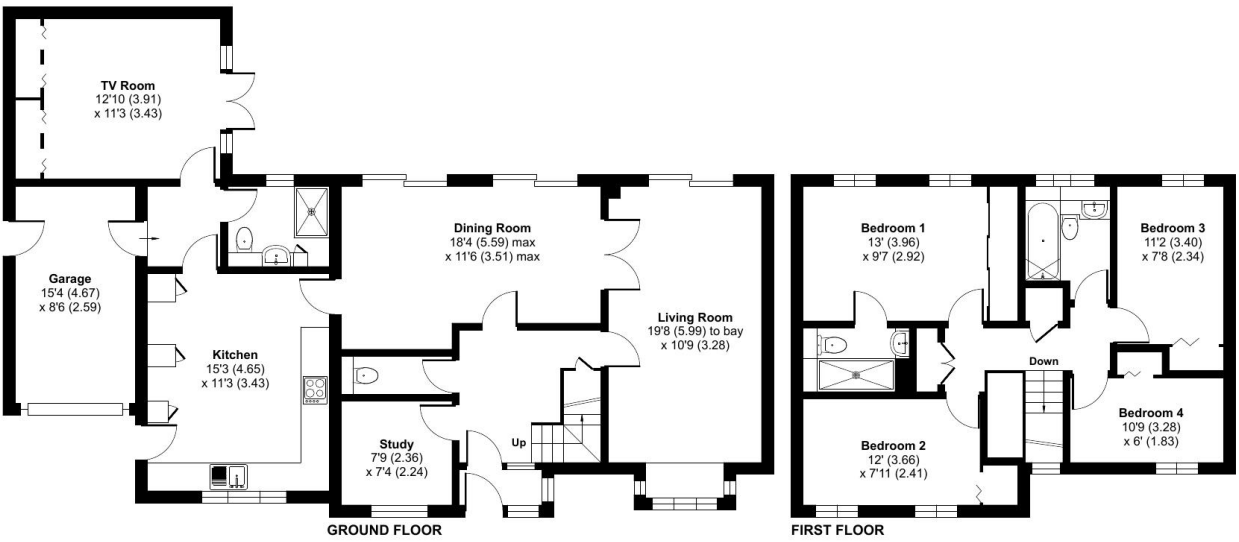


Sutherland Drive, Burpham, Guildford, GU4

Approximate Area = 1730 sq ft / 160.7 sq m
Gargae = 130 sq ft / 12 sq m
Total = 1860 sq ft / 172.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1134132



Seymours



2 Sutherland Drive
Burpham

£875,000 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

- 5 bedrooms
- 3 baths
- EPC Rating C
- 1860 sq. ft
- London Road (Guildford)
1.18 miles
- Four bedrooms
- Favoured Burpham location
- Separate annex
- Good-sized plot
- Garage & parking
- No onward chain
- Downstairs Cloak Room
- Study

Nestled in the sought-after Burpham area of Guildford, this impressive five-bedroom detached house offers an abundance of living space.

Upon entering, the porch leads into a generous hallway with stairs ascending to the first floor. The living room, with a window overlooking the front and sliding doors opening to the rear garden, provides a bright and welcoming atmosphere. Adjacent to this is the family room, featuring two sets of sliding doors that flood the space with natural light and offer easy access to the garden. The expansive kitchen/diner is well-equipped with a variety of units. Beyond the kitchen, a hallway connects to the garage, shower room, and an additional bedroom. The ground floor also includes a study and a convenient downstairs WC.

Upstairs, you will find four more bedrooms, each with built-in wardrobes. The main bedroom boasts an en-suite bathroom. The family bathroom is equipped with a WC, wash hand basin, and a bathtub.

The rear garden, bordered by hedges, features a patio and a lawn, creating a private and serene outdoor space.

Additional benefits of this property include driveway parking and a garage.

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

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



Separate Annex



Great Location

