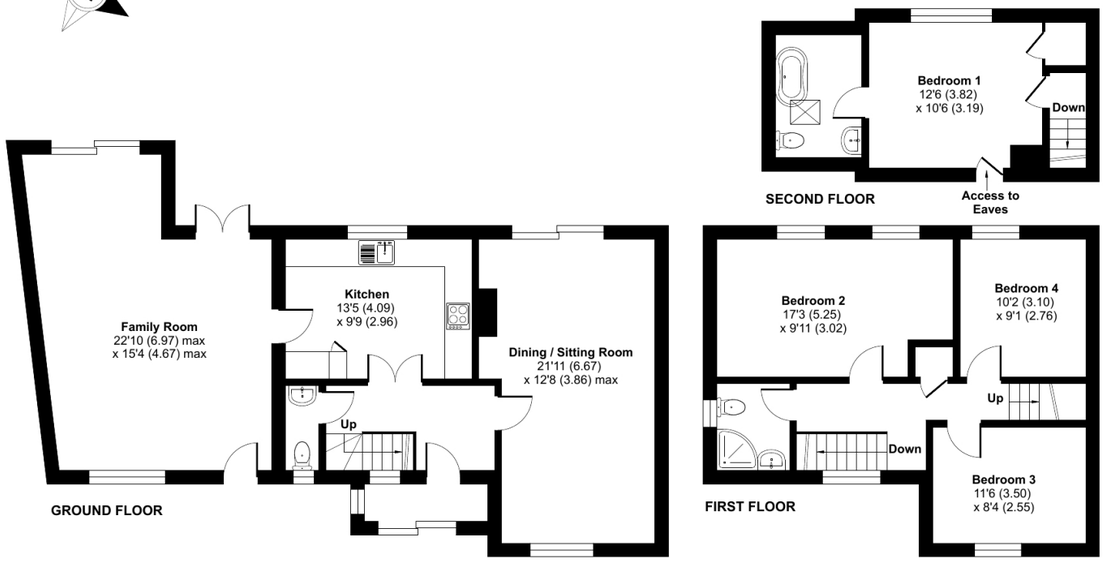
## Floorplan

### Burnet Avenue, Burpham, Guildford, GU1

Approximate Area = 1606 sq ft / 149.2 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1453554





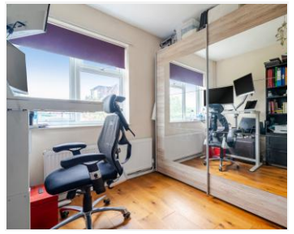


Seymours











# 88 Burnet Avenue
# Burpham
## £750,000 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

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## Property details

4 bedrooms
2 baths
EPC Rating C

- Freehold
- Semi-detached
- Good-sized sitting/dining room
- Family/playroom
- Newly fitted kitchen/breakfast room
- Shower room
- Downstairs cloakroom
- South-easterly facing garden
- Off-road parking for several vehicles
- Close to sought-after schools
- Planning permission granted for double-storey extension

**Situated in a popular location close to sought-after schools and local amenities, a superbly-extended four-bedroom, semi-detached family-home offering spacious living accommodation set over three floors with a good-sized garden and off-road parking for several vehicles. The property has planning permission granted for a double-storey extension to further enhance the living accommodation.**

The enclosed entrance porch leads into the hallway with a front-aspect cloakroom, storage cupboard and stairs to the first-floor. A door provides access into a double-aspect living/dining room which sliding patio doors opening to the garden. The second reception room is a superb size, and offers flexible use, and also benefits from doors leading directly onto the garden. The kitchen, which has been newly fitted, overlooks the rear and is fitted with a range of sleek eye and base level units comprising an integrated oven and hob as well as spaces for the usual white goods. There is a ample space for a breakfast table.

To the first-floor there are three bedrooms and a family shower room. Stairs lead to the second floor where there is a good-sized master bedroom with a stylishly fitted en-suite bathroom.

Outside, the south-easterly facing garden is laid mainly to lawn with a generous patio area making an ideal space for outdoor entertaining. There is a large timber garden shed. To the front, the driveway provides off-road parking for several vehicles.

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 E
**Local authority:** Guildford Borough Council
**Tenure:** Freehold

**Viewings by appointment only**
**01483 300667 / sales@seymours-burpham.co.uk**



Located close to popular schools and amenities





Spacious family accommodation

