Floorplan

Approximate Gross Internal Area
Main House 1394 sq. ft / 129.53 sq. m
Garage 197 sq. ft / 18.31 sq. m
Total 1591 sq. ft / 147.84 sq. m
(Excluding Loft)



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.







Seymours











252 London Road
Guildford
£825,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
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Arrange a viewing: 01483 300667

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Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 1591 sq. ft
- Guildford Station 2.8 miles
- Worplesdon Station 3.5 miles
- Detached chalet bungalow
- Freehold
- Large plot
- Potential to extend STPP
- Beautiful garden
- Driveway parking
- Close to local amenities
- Ultrafast broadband available

This charming detached chalet bungalow in Burpham sits on a generous plot, complete with a private driveway with space for 4 to 5 cars, a garage, and a beautifully maintained garden. Offering a versatile layout across two floors, it combines comfortable family living with the opportunity for a new owner to add their personal touch, with the potential to extend subject to the usual planning permissions.

The ground floor features a spacious living room with striking wood herringbone flooring, a brick fireplace, and dual aspect windows that fill the room with natural light. The kitchen is fitted with timeless wood shaker-style cabinets and provides excellent storage and workspace, ideal for everyday cooking and entertaining. A dedicated dining room sits adjacent, while the ground floor bathroom has been thoughtfully designed as a wet room, with a large shower plate for modern convenience. Three well-proportioned bedrooms on this level are decorated in neutral tones, making them ready for easy personalisation.

Upstairs, the principal bedroom is a standout feature, offering a wonderful sense of character with exposed beams, built-in cupboards, and handy access to eaves storage. It also benefits from an en-suite bathroom finished with white fittings and tiled walls, creating a clean and fresh space.

Outside, the property truly shines with its expansive rear garden. Mature hedges provide privacy, while established apple trees add charm and seasonal interest. The lawn offers ample room for outdoor activities, gardening, or simply enjoying the surroundings, making it an ideal retreat for families and nature lovers alike.

Burpham is a popular residential area conveniently situated on the northeast 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, Stoke Park and the Spectrum Leisure Centre are 0.5/0.75 miles, Guildford mainline station (Waterloo 38 mins) is 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 Burpham Primary School, Boxgrove School, George Abbot Secondary 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
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Large garden with mature trees and hedges





Potential to extend subject to planning permission

