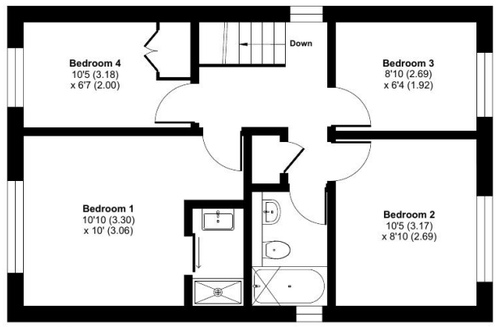
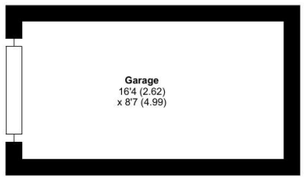
Floorplan

Broke Court, Guildford, GU4

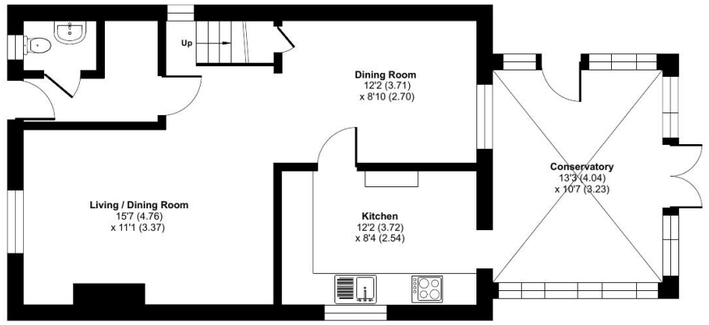
Approximate Area = 1154 sq ft / 107.2 sq m
Garage = 141 sq ft / 13 sq m
Total = 1295 sq ft / 120.2 sq m
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1376022







Seymours











6 Broke Court
Guildford
£600,000 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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 1295 sq. ft
- London Road (Guildford) 1.49 miles
- Freehold
- Detached
- Modern decor throughout
- Downstairs cloakroom
- Conservatory
- Private garden
- Driveway parking
- Garage
- Ultrafast broadband available

This attractive detached house in Merrow Park offers a stylish, well-maintained living environment with a modern finish throughout. Thoughtfully updated and beautifully presented, it provides a welcoming atmosphere from the moment you step inside. With four bedrooms, a private garden, driveway parking and a garage, it's a superb home for those seeking both comfort and practicality.

The ground floor features a warm and inviting living room, enhanced by wood flooring, a feature gas fireplace and mantel, and a decorative dado rail that adds character. The dining room enjoys plenty of natural light thanks to the large window overlooking the conservatory. The recently fitted kitchen, installed just four years ago, includes elegant light grey shaker-style cabinets, dark wood-effect countertops and a crisp white brick-style splashback, creating a contemporary yet timeless look. The conservatory has been fully insulated to serve as a functional extension of the living space, with double doors opening onto the garden. A cloakroom completes the downstairs layout.

Upstairs, all four bedrooms share the same attractive decor of wood flooring and white walls, offering a bright and cohesive feel. Bedroom 1 benefits from a newly fitted en-suite, and there is also a family bathroom featuring modern grey marble-style tiling and clean white fittings.

Outside, the private garden provides a peaceful retreat, with a patio area to the left ideal for outdoor dining. Fencing surrounds the space, ensuring a good degree of seclusion. The home further benefits from driveway parking and a useful garage, making it a well-rounded and appealing property in a sought-after location.

Merrow Park is situated approximately 3 miles to the North East of Guildford Town Centre, which provides a wide range of shopping amenities together with two railway stations offering regular services to London. Within the development there is a chemist, doctor's surgery and a delicatessen, with Sainsbury's and Aldi supermarkets in nearby Burpham. The Spectrum Leisure Complex, offering a variety of activities, is within 2 miles, as is access onto the A3 northbound carriageway leading to London and the M25 interchange accessed from the outskirts of Burpham. There are nearby bus stops linking with Guildford Town Centre.

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

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



Move in ready





Close to excellent schools and amenities

