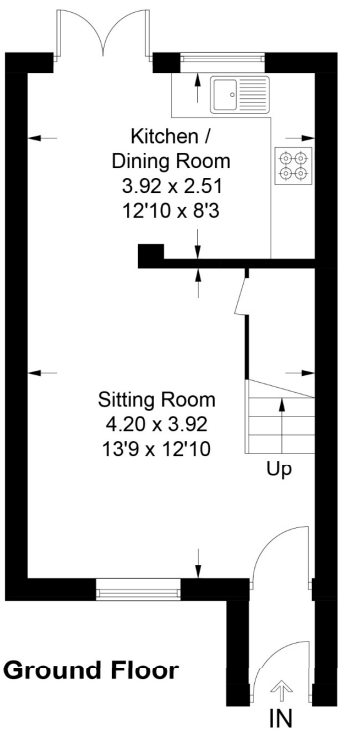
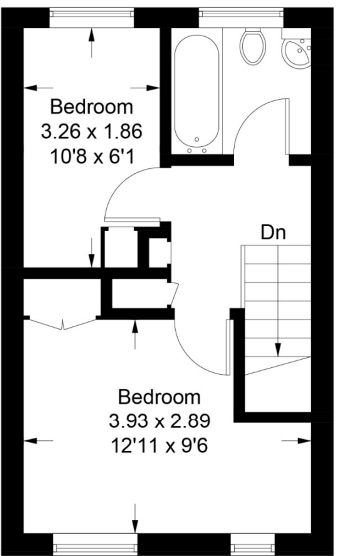


Floorplan

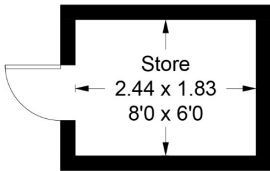
Approximate Gross Internal Area = 55.1 sq m / 593 sq ft
Store = 4.5 sq m / 48 sq ft
Total = 59.6 sq m / 641 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1323272)
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47 Devoil Close
Burpham

£415,000 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

- 2 bedrooms
 - 1 bath
 - EPC Rating C
 - 641 sq. ft
-
- Terraced
 - Freehold
 - Beautifully decorated
 - Modern kitchen
 - Contemporary bathroom
 - Enclosed rear garden
 - Driveway and allocated parking
 - Ultrafast broadband available

Situated in the sought-after area of Burpham, this beautifully presented terraced home offers stylish, contemporary living throughout and would make an ideal first-time purchase. Immaculately decorated and thoughtfully maintained, the property is ready to move straight into, while benefiting from off-road parking for two cars to the front.

The welcoming entrance leads into a bright and spacious sitting room, finished in soft neutral tones that create a warm and inviting atmosphere. To the rear, the modern kitchen/dining room has been tastefully updated with sleek cabinetry, wooden worktops and integrated cooking appliances, providing an excellent space for both everyday living and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

Upstairs, the property offers two well-proportioned bedrooms, both beautifully decorated in keeping with the rest of the home. The principal bedroom provides a calm and elegant retreat, while the second bedroom is ideal as a nursery, guest room or home office. A contemporary family bathroom completes the first floor.

Outside, the rear garden has been landscaped for low-maintenance enjoyment, featuring a generous patio area that's perfect for outdoor dining and relaxing, alongside a neatly maintained lawn bordered by mature planting. A useful garden store provides additional storage, while the property's position backing onto mature trees offers a pleasant sense of privacy and greenery.

Combining modern interiors, practical living space and a convenient Burpham location, this attractive home is perfectly suited to first-time buyers, young professionals or those looking to downsize without compromising on style.

Weybrook Park is a development of residential properties dating from the late 1980's. Located about 2 miles to the east of the Town Centre, close to a range of local shops and Sainsbury's and Aldi supermarkets. There is a nearby road junction with the A3 giving fast road access to London and via the M25 to both Heathrow and Gatwick airports. Guildford and Woking mainline stations are within a 10-15 minute car journey. There are nearby bus stops linking to Guildford Town Centre.

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

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



Move-in ready



Thoughtfully updated

