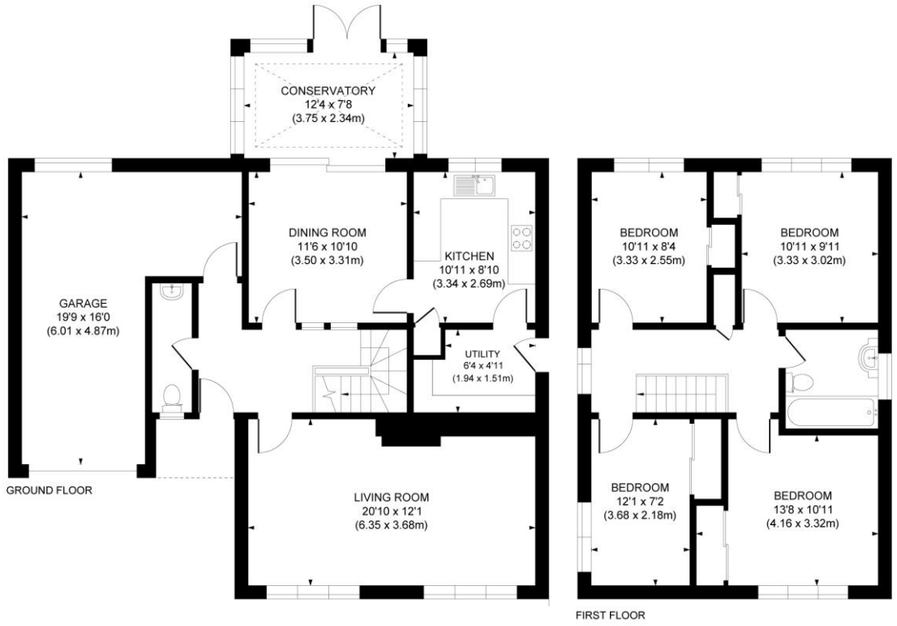
Floorplan

Approximate Gross Internal Area
Main House 1,448 sq. ft / 134.50 sq. m
Garage 243 sq. ft / 22.60 sq. m
Total 1,691 sq. ft / 157.10 sq. m



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











10 Nelson Gardens
Guildford

£750,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

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.

Arrange a viewing: 01483 300667

Property details

- 4 bedrooms
- 1 bath
- EPC Rating E
- 1691 sq. ft

- Freehold
- Detached
- Scope to extend, STPP
- Downstairs cloakroom
- Utility room
- Conservatory
- Well-appointed bedrooms
- Enclosed rear garden
- Garage
- Driveway parking
- Ultrafast broadband available

Situated in the popular residential area of Boxgrove, this detached house offers an exciting opportunity for buyers looking to create their ideal family home. The property offers generous and versatile accommodation, a private rear garden and a range of possibilities for modernisation, improvement and potential extension, subject to the necessary planning permissions.

The ground floor features a welcoming entrance hall leading to a spacious living room, providing plenty of room for relaxing and entertaining. A separate dining room offers an ideal setting for family meals and social occasions, with sliding doors opening into a bright conservatory overlooking the rear garden. The kitchen is fitted with a range of units and work surfaces, with an adjoining utility room providing useful additional space. The integral layout also benefits from a garage, offering storage or further potential for adaptation, subject to any necessary consents.

Upstairs, the property offers four bedrooms arranged around the landing, providing flexible accommodation for families, guests or those working from home. A family bathroom completes the first-floor accommodation. While the interiors would benefit from updating, the existing layout provides an excellent foundation for a buyer to personalise and enhance the property to their own taste.

Externally, the property enjoys a front garden with a driveway providing off-road parking and access to the garage. To the rear, a generous garden offers a pleasant outdoor space with established planting, lawned areas and a greenhouse. The garden also presents scope to explore further landscaping or an extension, subject to the relevant permissions.

Offering detached accommodation, four bedrooms, a garage, off-road parking and a good-sized garden, this property represents an appealing opportunity for buyers seeking a home with potential. Its established setting in Boxgrove, combined with the scope to improve and potentially extend, makes it an ideal prospect for those looking to add value and create a home tailored to their needs.

The property is located in the popular Boxgrove area, approximately one and a half miles from Guildford Town Centre. Local shops catering for daily needs can be found within walking distance, together with regular bus services to and from Guildford. The popular schools of Boxgrove Primary and George Abbot Secondary Schools are within easy reach. There are a number of other schools including St Peter's, St Thomas', Guildford High School, Tormead and Royal Grammar School in the area.

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



No onward chain





Excellent location



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