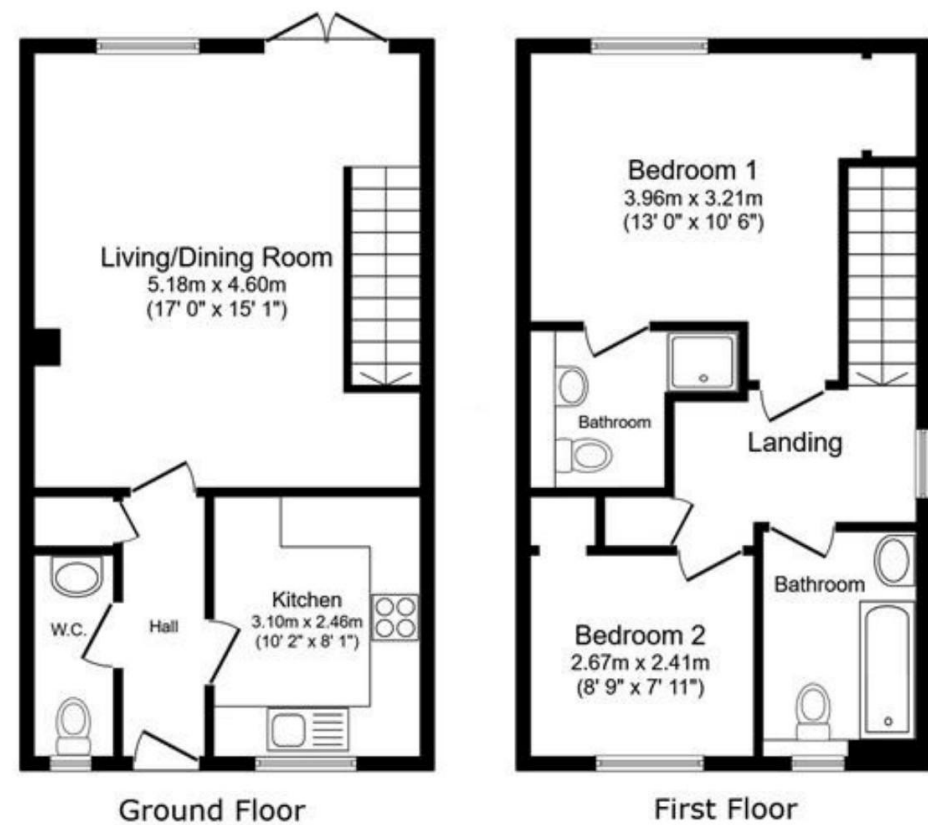




Total floor area: 77.2 sq.m. (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



34 Hanson Close Guildford

£375,000 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
- 2 baths
- EPC Rating C
- 831 sq. ft
- Freehold
- End of terrace
- Downstairs cloakroom
- En-suite
- Loft access
- Enclosed rear garden
- Allocated parking
- Ultrafast broadband available

This attractive end-of-terrace house is situated in the popular residential area of Burpham and enjoys a pleasant position with established greenery surrounding the property. The house has a welcoming frontage with a paved pathway leading to the covered entrance porch, while mature shrubs and trees provide a good degree of privacy.

Inside, the ground floor offers a spacious living/dining room with plenty of natural light from the rear-facing windows and glazed doors opening towards the garden. The room provides a comfortable everyday living space with ample room for both seating and dining, with the staircase rising to the first floor.

The adjoining kitchen is fitted with a range of light wood-effect wall and base units, dark work surfaces and a tiled splashback, together with an integrated oven and gas hob, sink and space for further appliances. A useful downstairs cloakroom completes the ground floor.

Upstairs, there are two bedrooms, both enjoying views towards surrounding greenery. The principal bedroom is a good-sized double room with built-in storage and is served by a useful en-suite, while the second bedroom is also well suited to use as a bedroom, child's room or home office. The family bathroom is fully tiled and fitted with a bath with shower over, wash basin and WC.

Outside, the property benefits from a particularly leafy rear garden. There is a paved area immediately adjoining the house, providing space for outdoor seating and entertaining, beyond which the garden continues with a lawned area, mature planting and established trees. Fencing and trellis create a private and secluded feel, while a pathway runs through the garden towards the rear.

Overall, this is a well-proportioned two-bedroom end-of-terrace home offering a practical layout, generous living accommodation and attractive, mature gardens, with the added benefit of a downstairs cloakroom and a private outdoor space.

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. 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 D
Local authority: Guildford Borough Council
Tenure: Freehold

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

