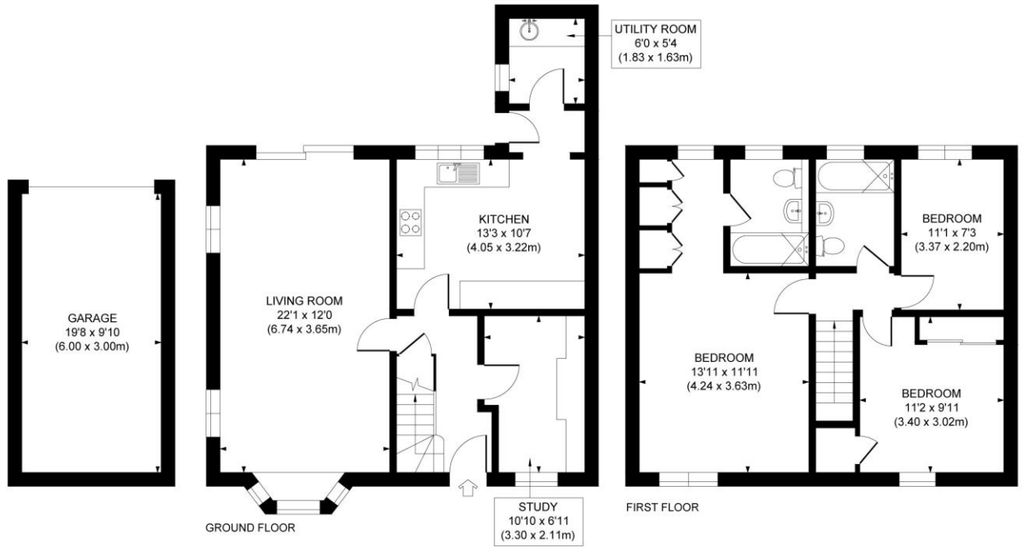
Floorplan

Approximate Gross Internal Area
Main House 1,202 sq. ft / 111.69 sq. m
Garage 194 sq. ft / 18.00 sq. m
Total 1,396 sq. ft / 129.69 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











198 London Road
Guildford
£650,000 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

- 3 bedrooms
- 2 baths
- EPC Rating D
- 1396 sq. ft

- Freehold
- Semi-detached
- Well-decorated throughout
- Utility room
- Study
- Generous bedrooms
- Master en-suite
- Enclosed rear garden
- Garage
- Driveway parking
- EV Charging Point
- Ultrafast broadband available

Situated in the heart of the highly sought-after area of Burpham, this attractive semi-detached family home offers spacious and versatile accommodation, complemented by driveway parking and a delightful rear garden. The property enjoys a convenient location, ideally placed for a range of local amenities, well-regarded schools and transport links, making it an excellent choice for families and professionals alike.

Upon entering, you are welcomed by a spacious living room, providing a comfortable setting for both relaxing and entertaining. The room flows through towards the dining area, creating a sociable space for family life, with views and access towards the rear of the property. The kitchen is fitted with an attractive range of cream cabinetry, ample worktop space and integrated cooking facilities, with plenty of storage. A separate utility room provides additional practicality, while a useful study offers an ideal space for home working.

Upstairs, the property offers three bedrooms, comprising two generous double bedrooms and a further bedroom, all served by a family bathroom. The accommodation is well presented throughout, with a neutral décor providing a welcoming feel and scope for a purchaser to personalise to their own taste.

Outside, the rear garden offers a pleasant combination of lawn and paved patio areas, providing an ideal space for outdoor dining, entertaining and family enjoyment. To the front, the property benefits from driveway parking, together with an attractive frontage enclosed by a low brick wall and established planting. A separate garage provides further useful storage or parking potential.

Overall, this is a wonderful opportunity to acquire a well-proportioned family home in a popular Burpham location, offering flexible living accommodation, a private garden and convenient off-road parking. Closely positioned near excellent local schools such as George Abbot, Burpham Primary and Boxgrove Primary, this lovely character cottage is the ideal family home.

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

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

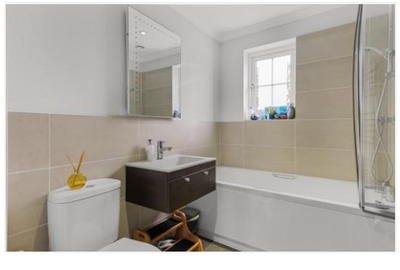


Move-in ready





Convenient location



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