



ESTATE AGENTS



Burpham Lane, Guildford, Surrey, GU4 7LP

Offers in excess of £800,000



## Burpham Lane, Guildford, Surrey, GU4 7LP

The front door leads into hallway with downstairs wc to the side. The living room and dining room is to the front. The living room comprises double doors leading to garden. The dining room comprises a feature fireplace. The kitchen has a range of fitted units and arch way which leads to the breakfast room/study.

The first floor comprises four good sized bedrooms. The main bedroom has en-suite shower room, comprising shower, wc and basin. The family bathroom is also on the first floor and comprises wc, basin, bath and sperate shower.

The garden is mainly to the side/front of the property, which comprises patio area with the remainder being laid to level lawn. There is a seperate garden area with a garden room. The property further features driveway parking and a garage.

- Three reception rooms
- Four bedrooms
- Two bathrooms
- Downstairs WC
- Garden
- Garage
- Council Tax Band D



# Floorplan



## Burpham Lane, Guildford, GU4

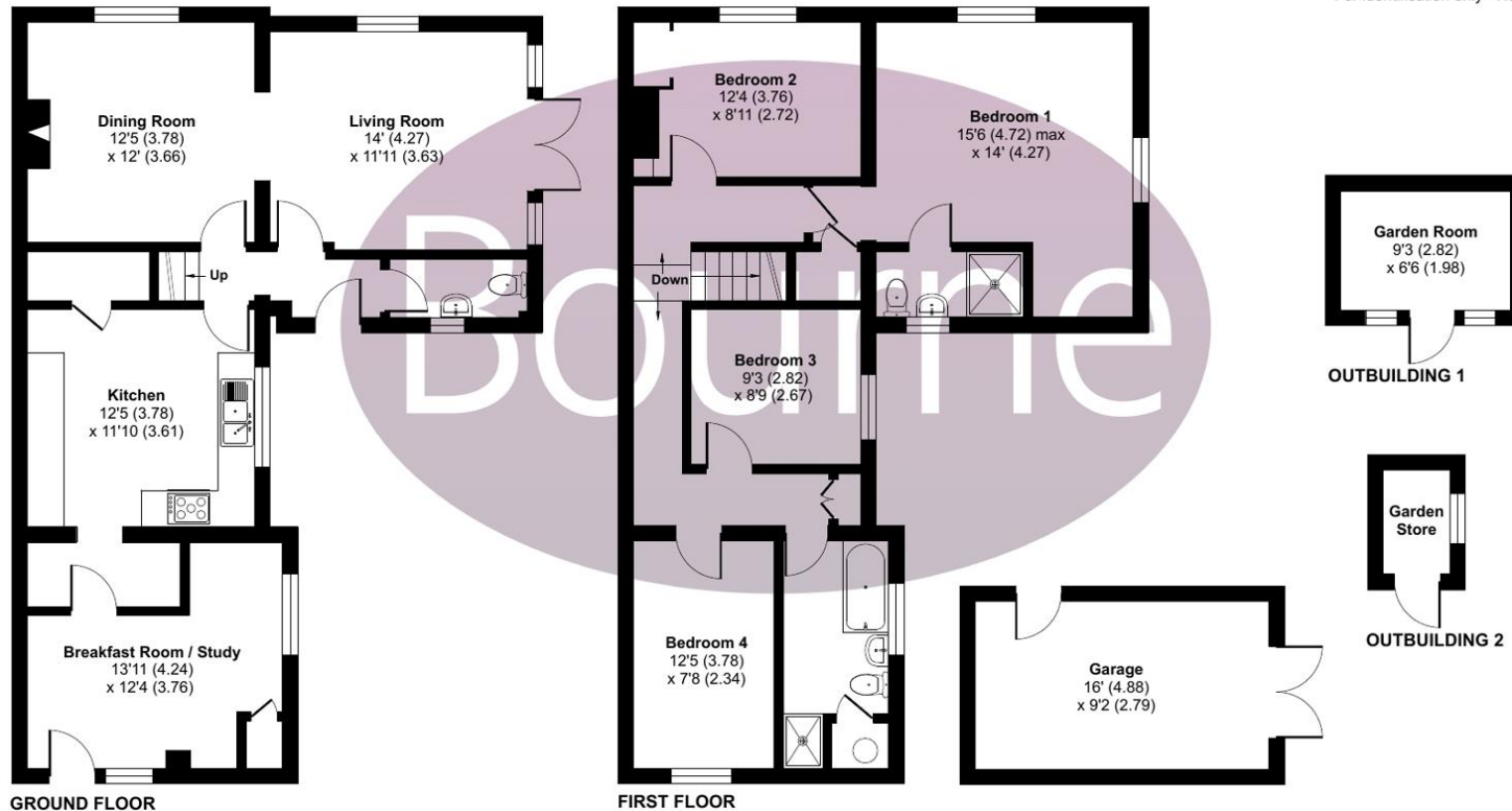
Approximate Area = 1515 sq ft / 140.7 sq m

Garage = 66 sq ft / 6.1 sq m

Outbuildings = 81 sq ft / 7.5 sq m

Total = 1662 sq ft / 154.3 sq m

For identification only - Not to scale

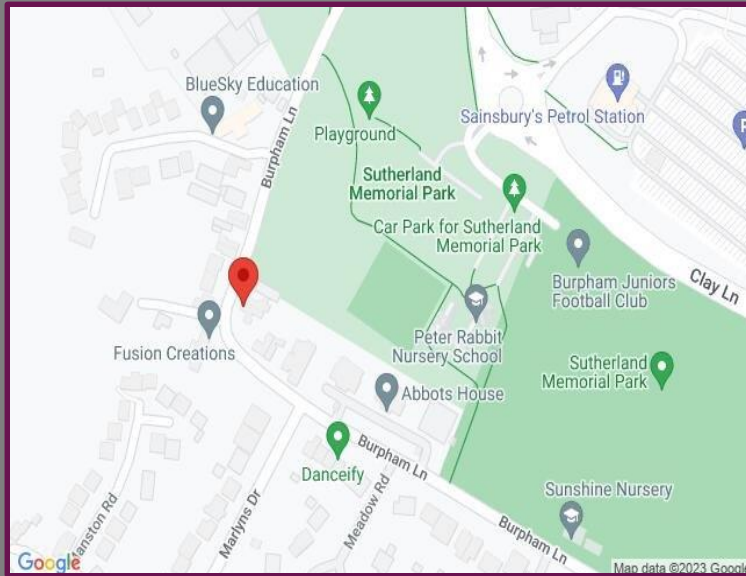


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheom 2023. Produced for Bourne Estate Agents. REF: 1003942



# Location

Burpham Lane is a residential road close to the heart of the original Burpham village within a few minutes walk of the park, Sainsburys and other local shops and close to excellent local schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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