



Azalea, Birtley Road, Bramley, Guildford, Surrey, GU5 0HY

OIEO £650,000

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This brand new beautifully appointed three-bedroom detached family home has a private garden and parking for three to four cars and is nestled in the stunning village of Bramley.

Entering through the front porch and into the hallway, the whole of the ground floor is tiled with under floor heating throughout. At the end of the hall there is access to the stairs to the upper floor as well as the downstairs cloakroom.

There are two reception rooms downstairs, the living room is over 17ft in length with a recessed woodburner fitted and has a bay window to the front.

The dining room is of similar length and enjoys views over the garden. French doors lead from the dining room to the garden and large patio area. In addition, there is a fully equipped bespoke kitchen in Charcoal grey with quartz worktops and an array of high- and low-level storage units and fitted appliances, there is space for a breakfast table in the bay window.

Upstairs, there are three bedrooms and a stunning modern family bathroom, plus access to the storage loft.

Outside, there is a good sized enclosed rear garden and off-street parking for three to four cars with the added benefit of a fitted electric vehicle charging point, there are also solar panels on the rear of the roof.

With a full 10 Year Housebuilding Warranty this is a property you won't want to miss located just a few minutes walk from the village of Bramley.

Tenure : Freehold

Council Tax Band : Being Assessed

EPC: Being Assessed

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- New Kitchen with Breakfast Room
- Downstairs Cloakroom
- Lawned Rear Garden
- Close To Local Shops
- Off Street Parking
- 10 Year Housebuilding Warranty

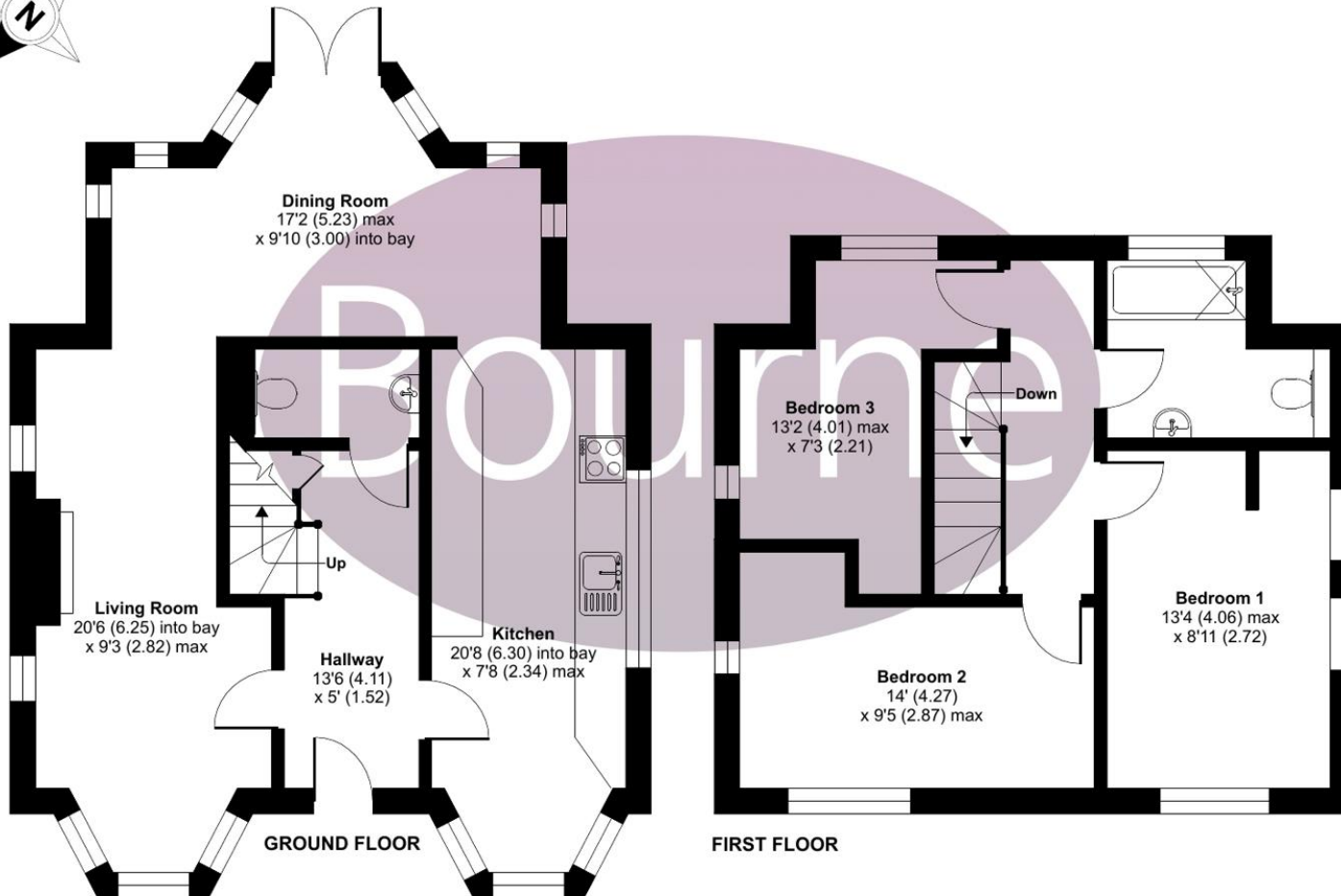


Floorplan

Birtley Road, GU5

Approximate Area = 1076 sq ft / 100 sq m

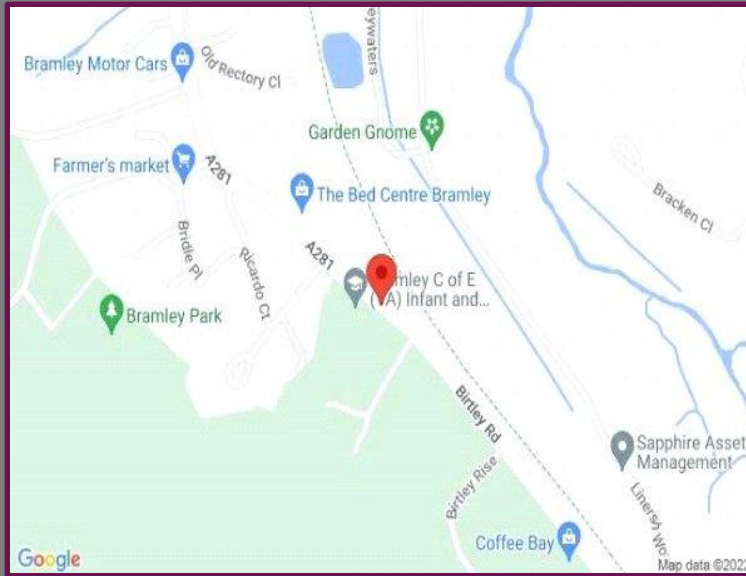
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1019285

Location

Bramley is a popular village in the Surrey Hills surrounded by miles of countryside, ideal for walking, cycling and horse riding. There is a good selection of shops catering for daily needs, public houses/restaurants, Bramley Golf Club and nearby station of Shalford which can get you into London.



EPC TO FOLLOW

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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