



Burden Way, Guildford, Surrey, GU2 9RB

Asking Price £530,000



# Burden Way, Guildford, Surrey, GU2 9RB

An immaculately presented three bedroom semi-detached family home that has been refurbished by the current owners and features open plan living, three bedrooms, new kitchen, modern family bathroom, conservatory and a good size south-facing garden as well as a home office.

To the front of the property is the porch that leads through to the large living room with a log burner. Through the double doors lead you into the open plan kitchen/dining room. The newly fitted fully integrated kitchen also features an island and breakfast bar. Also downstairs is a conservatory leading into a beautifully secluded and well maintained garden and home office. The home office was used by the current owner for their business before expanding to a clinic.

There are three bedrooms upstairs. There are two large double rooms and a single bedroom. The third bedroom benefits from a large storage area. The large, modern family bathroom comprises a bath, wc, wash hand basin and separate shower cubicle.

Outside to the front, the property has a paved driveway with parking for 4 cars and also benefits from an electric vehicle charging point.

The south-facing garden is another real feature of this property and comprises of a home office and a paved terrace leading onto a level lawn.

- Three Bedrooms
- Two Reception Rooms
- Home Office
- Open Plan Living
- Modern Throughout
- Off Road Parking For Four Cars
- South Facing Garden
- Conservatory
- Council Tax Band: D



# Floorplan

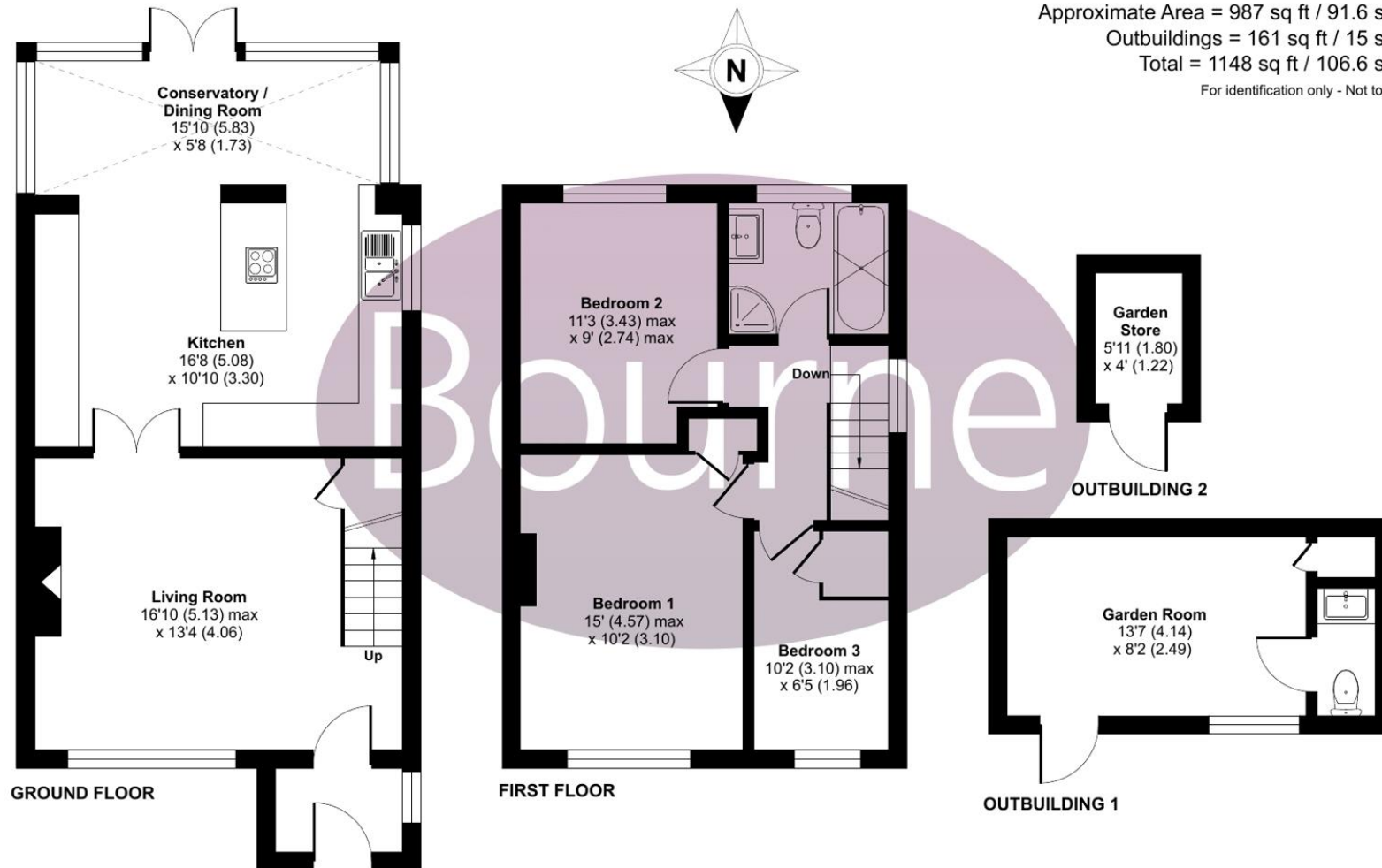
## Burden Way, Guildford, GU2

Approximate Area = 987 sq ft / 91.6 sq m

Outbuildings = 161 sq ft / 15 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale

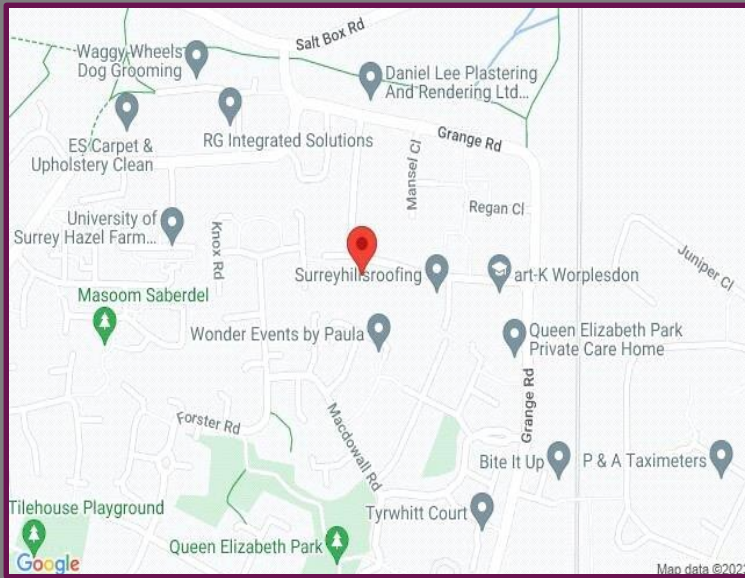


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2023. Produced for Bourne Estate Agents. REF: 1067962



# Location

The property is located in Burden Way in a popular residential road just a few hundreds yards away from Whitmoor Common and local shops and is just 1.6 miles from Worplesdon station and 2 miles from Guildford Mainline Station and town centre.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 67                      |           |
| (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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