



ESTATE AGENTS



Manston Road, Guildford, Surrey, GU4 7YE

Asking Price £699,950

# Manston Road, Guildford, Surrey, GU4 7YE

This well presented, three bedroom home is located in the popular Burpham area of Guildford and benefits from driveway parking and a garage.

The ground floor comprises a spacious living room with doors leading to the garden, modern kitchen with a range of units and a breakfast bar, conservatory/dining area with double doors also leading to the garden and a downstairs wc.

The first floor comprises three bedrooms, with the main bedroom benefitting from built in wardrobes and en-suite bathroom with wc, wash hand basin and shower cubicle. The second bedroom also benefits from a built in wardrobe with floor to ceiling mirrored doors. The family bathroom comprises wc, wash hand basin and bath.

To the front of the property is driveway parking for two cars and garage down the side.

The rear garden features a decked area with the rest laid to lawn and a large garden store.

- Detached House
- Three Bedrooms
- Well Presented Throughout
- En-Suite Bathroom
- Garden
- Driveway
- Garage
- Popular Location
- Council Tax Band: F



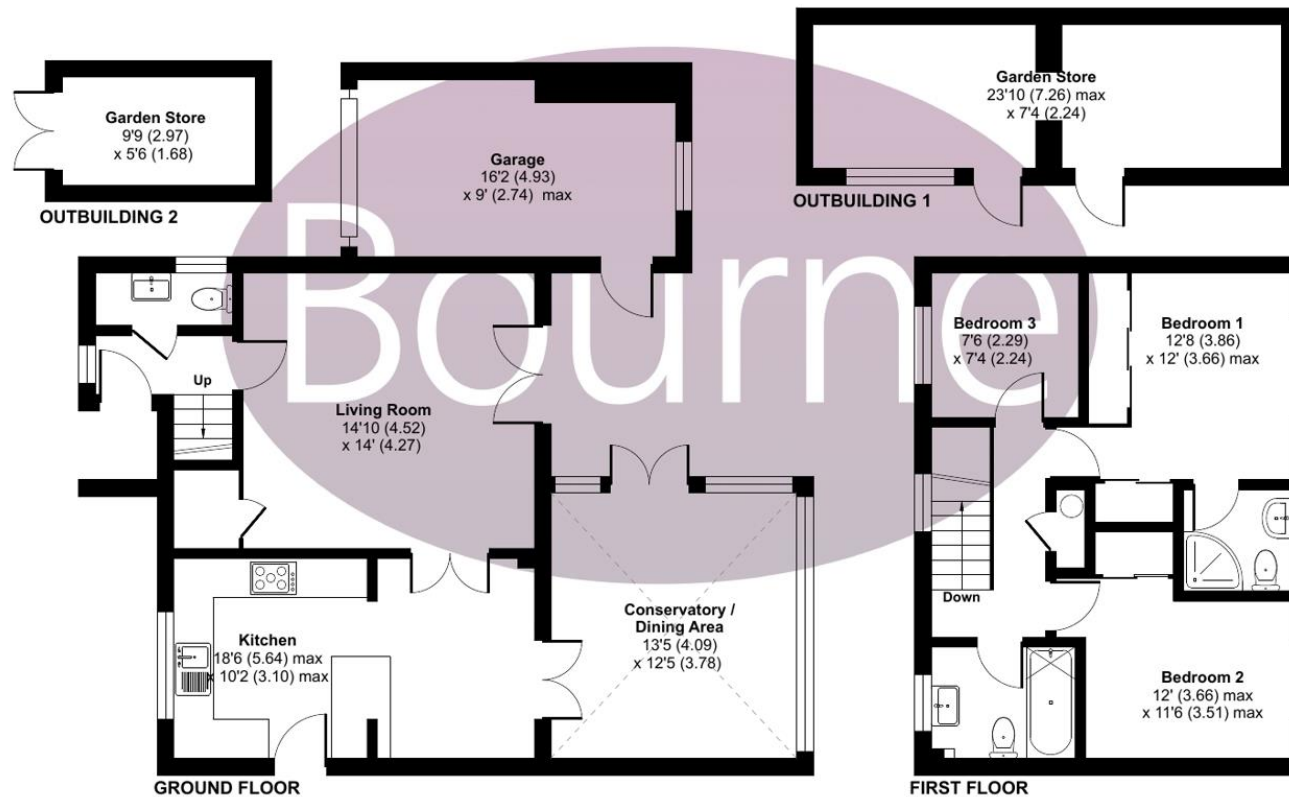
# Floorplan



## Manston Road, Guildford, GU4

Approximate Area = 1109 sq ft / 103 sq m  
Garage = 145 sq ft / 13.4 sq m  
Outbuilding = 229 sq ft / 21.2 sq m  
Total = 1483 sq ft / 137.6 sq m

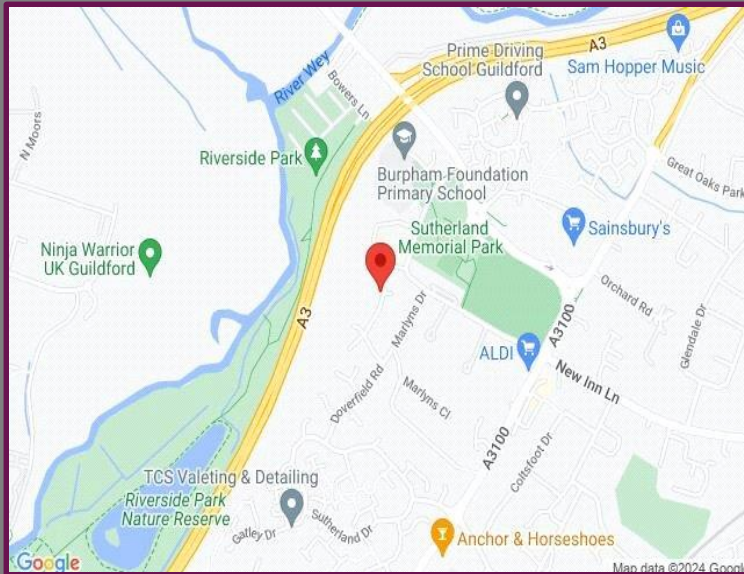
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1101073

# Location

Manston Road is a quiet residential cul-de-sac in the very popular Burpham area of Guildford, very close to local shops, supermarkets and within the catchment area of excellent local schools including George Abbot Secondary School. The nearby A3 provides excellent road access to London, the M25 and the south coast.



| Energy Efficiency Rating                             |           |                         |
|--|-----------|-------------------------|
|  | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92+) |           |                         |
| <b>A</b>   |           |                         |
| (81-91)  |           | <b>86</b>               |
| <b>B</b>   |           |                         |
| (69-80)  | <b>72</b> |                         |
| <b>C</b>   |           |                         |
| (55-68)  |           |                         |
| <b>D</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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