



23 Suffolk Drive, Burpham, Guildford, GU4 7FD





4 bedrooms (1 with en-suite)
Family bathroom
Living room
Family room
Kitchen/dining room
Utility room
Study
Cloakroom
Rear garden
Tenure Freehold. Council tax band E. EPC C.

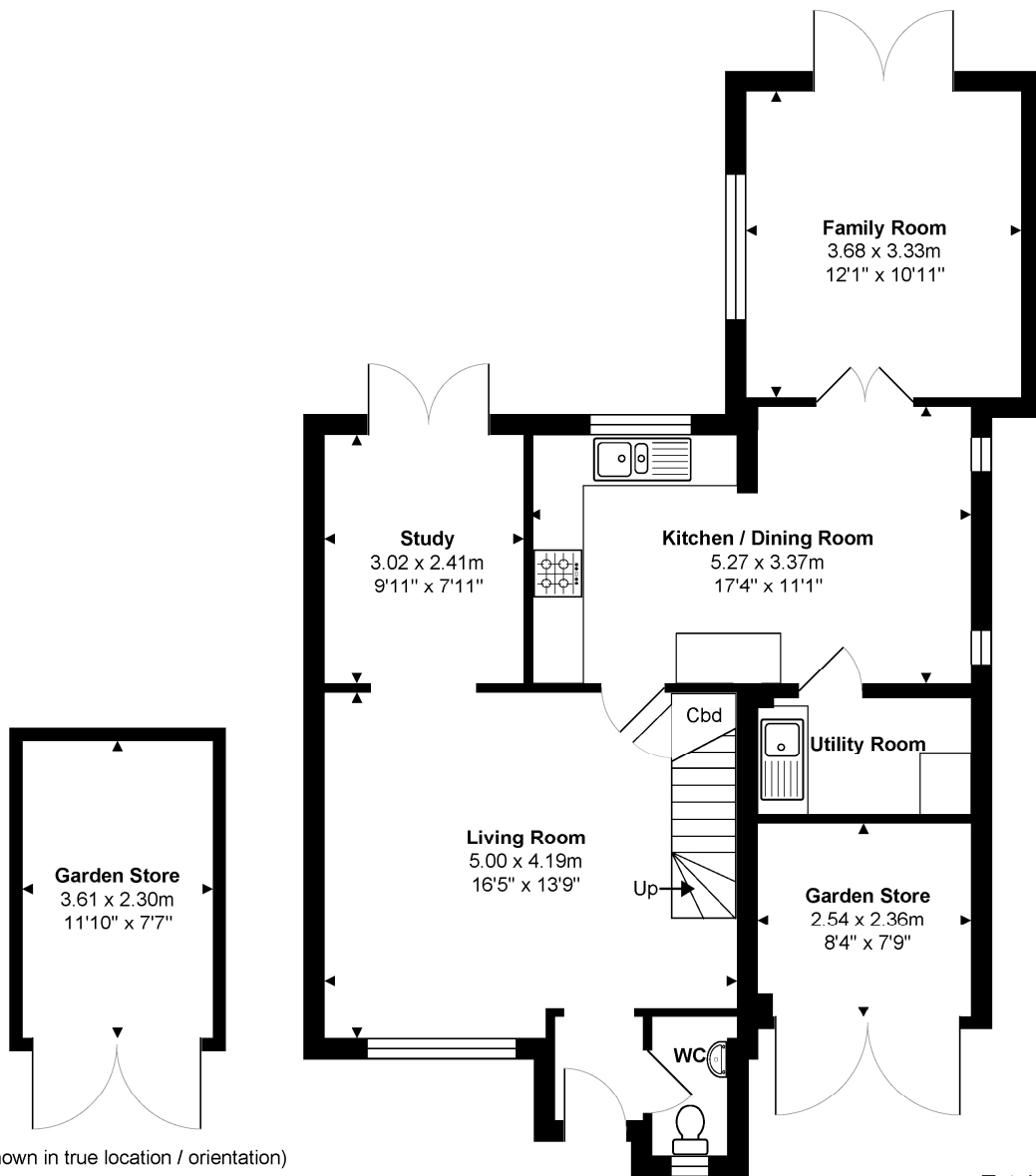
A wonderfully presented and extended detached 4 bedroom family home offered to the market in very good condition, located within the catchment for several excellent schools. The property benefits from fantastic ground floor space, including a recently updated kitchen/breakfast room, utility room, large living room, with the bonus of a family room and study both having direct access to the garden. Upstairs there is a master bedroom & ensuite with bath and shower, three further bedrooms and modern family bathroom.

Outside a driveway provides off street parking with a large timber outbuilding providing plenty of storage. The rear garden is charming and well maintained with decked area, leading to an area of lawn with shrub borders, shed and a seating area to the rear with space for entertaining.

The location is a particular feature for this property, being within walking distance of several excellent schools, including Burpham Primary school and George Abbot secondary school. There is a well equipped park with tennis courts, football and cricket clubs & a further short walk will give access to a nature reserve and river side walks along the river Wey. Two supermarkets are close by including Sainsburys Superstore and an Aldi plus a parade of shops offering a bakery, post office and a restaurant are all within walking distance.

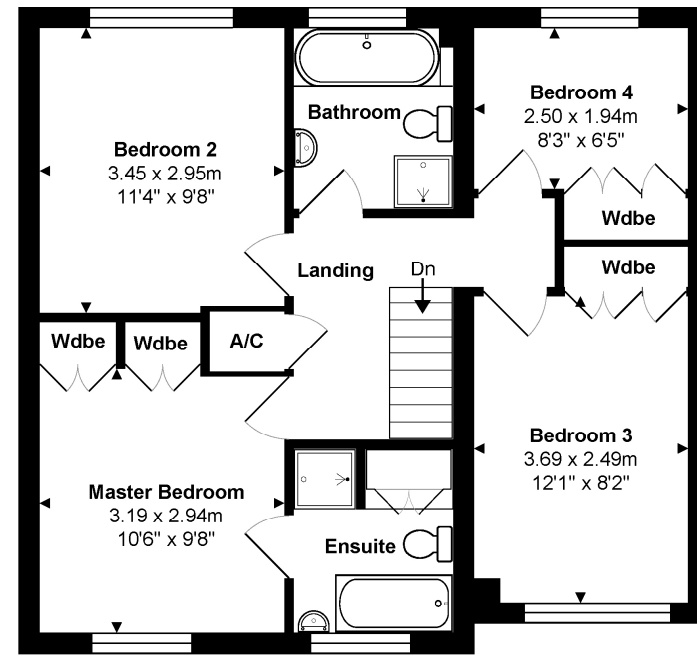
Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. There are 2 stations in Guildford and from the main station there is a regular and fast service to London Waterloo, taking approximately 37 minutes. The A3 is only about 5 minutes drive away which links to the M25.





(not shown in true location / orientation)

Ground Floor
 Approx. Gross Internal Area 66.6 m² ... 717 ft²



1st Floor
 Approx. Gross Internal Area 56.3 m² ... 606 ft²

Total Approx. Gross Internal Area 122.9 m² ... 1323 ft² (excluding garden stores)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

