



23 Mead Way, Burpham, Guildford, Surrey, GU4 7LG

 Chantries
& Pewleys





4 bedrooms (2 en-suites)
Family bathroom
Lounge
Kitchen/dining room
Cloakroom
Good-sized rear garden with home office
Driveway & garage
Tenure Freehold
Council tax band F
EPC D

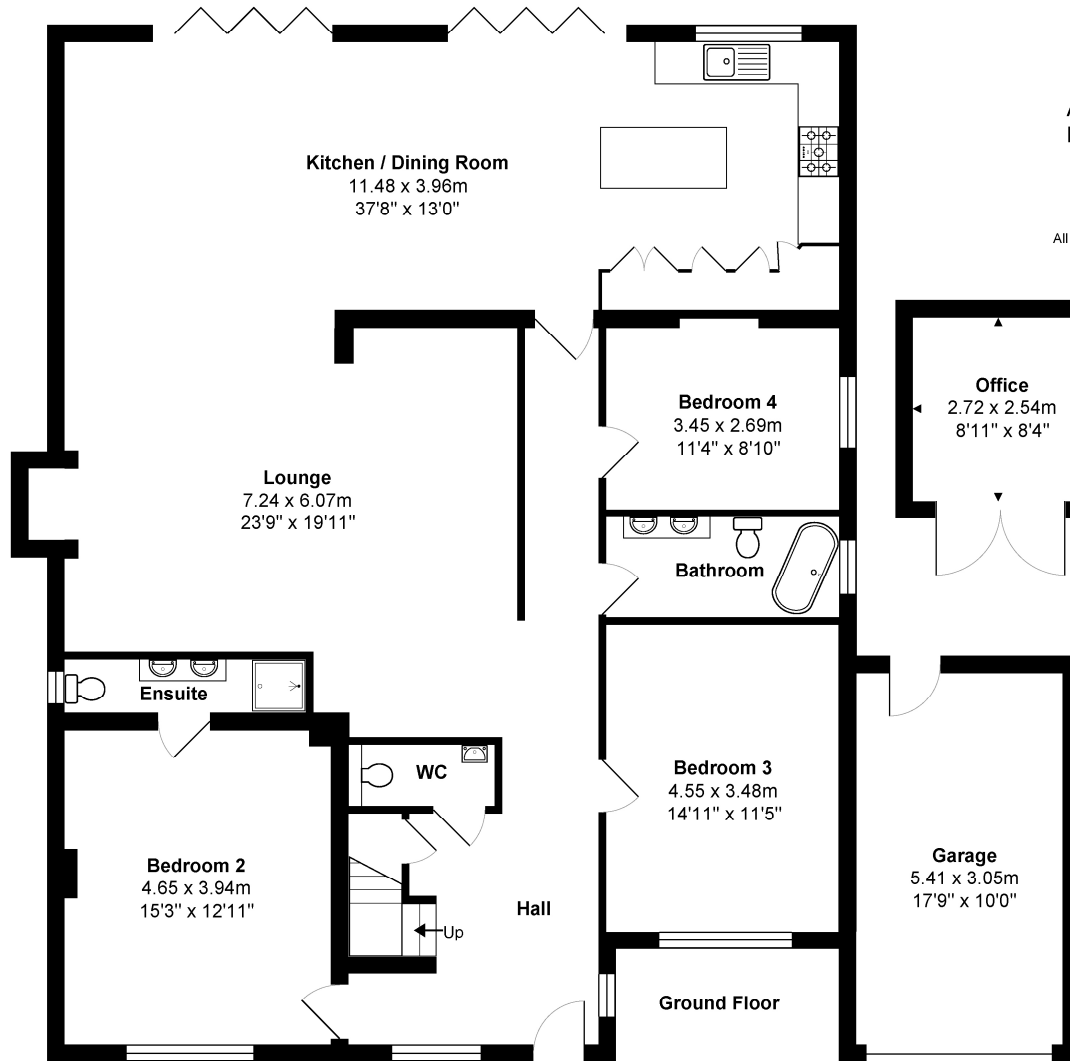
Deceptively spacious family home, set in lovely gardens, close to excellent schools.

Conveniently situated in a cul-de-sac, within walking distance of several excellent schools as well as all the shops and amenities in Burpham, 23 Mead Way is a beautifully presented detached family home with a light, bright and spacious interior. Features of note include the 23ft lounge which is open plan to the superb 37ft dining/kitchen with integrated washing machine/dishwasher/fridge and freezer and two sets of bi-fold doors leading out on to the garden and partially vaulted ceiling. Further features include underfloor heating and an air conditioning system. All four bedrooms are of a generous size and two have en-suite facilities.

Outside, the 75sqm patio adjacent to the house is a fantastic size, which leads on to a large lawned area, ideal for young families. The rear garden enjoys a sunny westerly aspect, whilst to the front there is ample parking for several cars and a garage.

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. Top independent schools such as RGS, GHS, Tormead and Cramore are within a 10min drive. 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 3 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, which is 3 miles away, there is a regular and fast service to London Waterloo, taking approximately 37 minutes. London Road station is 2.2 miles away and offers a service to Waterloo in approximately 47 minutes. The A3 is only about 5 minutes drive away which links to the M25, servicing Heathrow in around 15 miles and Gatwick in around 32 miles.

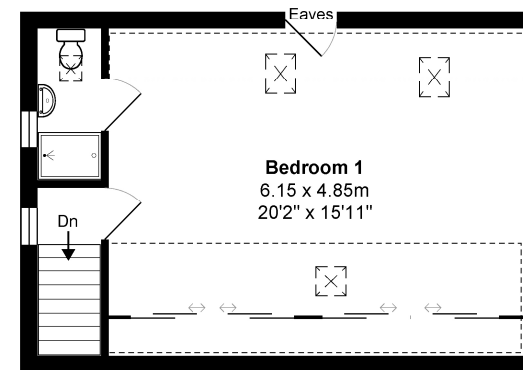




Approximate Area - 187.7 Sq.m. / 2021 Sq.ft.
 Limited Use Area(s) - 16.3 Sq.m. / 175 Sq.Ft.
 Garage - 16.5 Sq.m. / 178 Sq.Ft.
 Office - 7 Sq.M. / 75 Sq.Ft.
 Total - 227.5 Sq.M. / 2449 Sq.Ft.

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

- Denotes restricted head height



1st Floor

