



95 Dairyman's Walk, Burpham, Guildford, Surrey, GU4 7FF









3 bedrooms  
En-suite shower room & family bathroom  
Living room  
Dining room  
Study  
Kitchen & utility room  
Downstairs toilet  
Rear garden  
Off street parking  
Tenure Freehold. Council tax band F. EPC C.

Lovely three-bedroom family home, close to excellent schools.

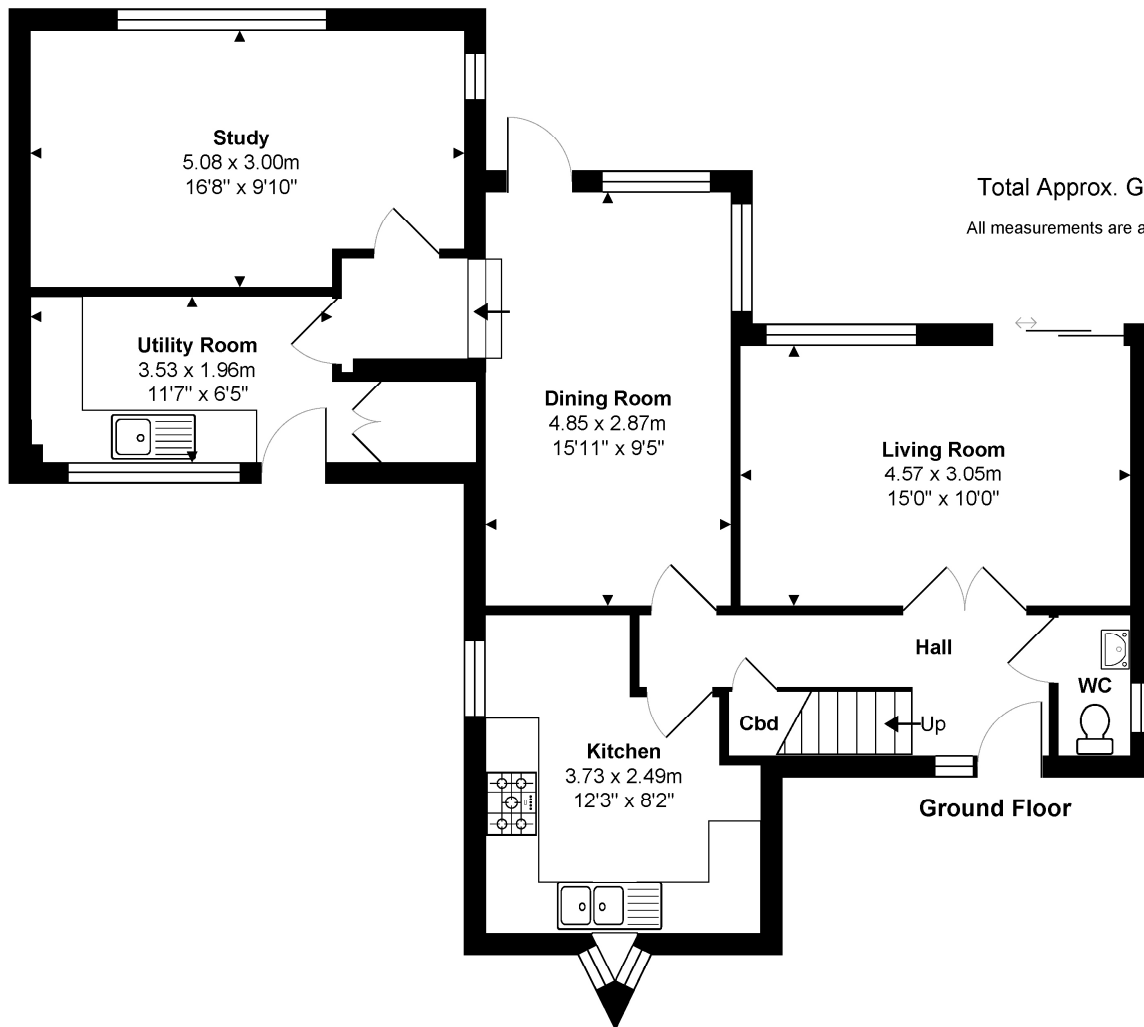
Conveniently situated close to reputable local schools and all the amenities that Burpham offers, 95 Dairyman's Walk is a beautifully presented three-bedroom detached family home. The property offers excellent ground floor living space, with three separate reception rooms and a bright kitchen.

Outside, the rear garden is partly walled, enjoys a sunny, southerly aspect and offers an excellent degree of privacy. To the front, there is a large driveway, offering ample parking.

The location is a particular feature for this property, being within walking distance of several schools, including Burpham Primary school and George Abbot secondary school. Two supermarkets are close by 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.





Total Approx. Gross Internal Area 119.3 m<sup>2</sup> ... 1284 ft<sup>2</sup>

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

