



8 Charlock Way, Burpham, Guildford, Surrey, GU1 1YB





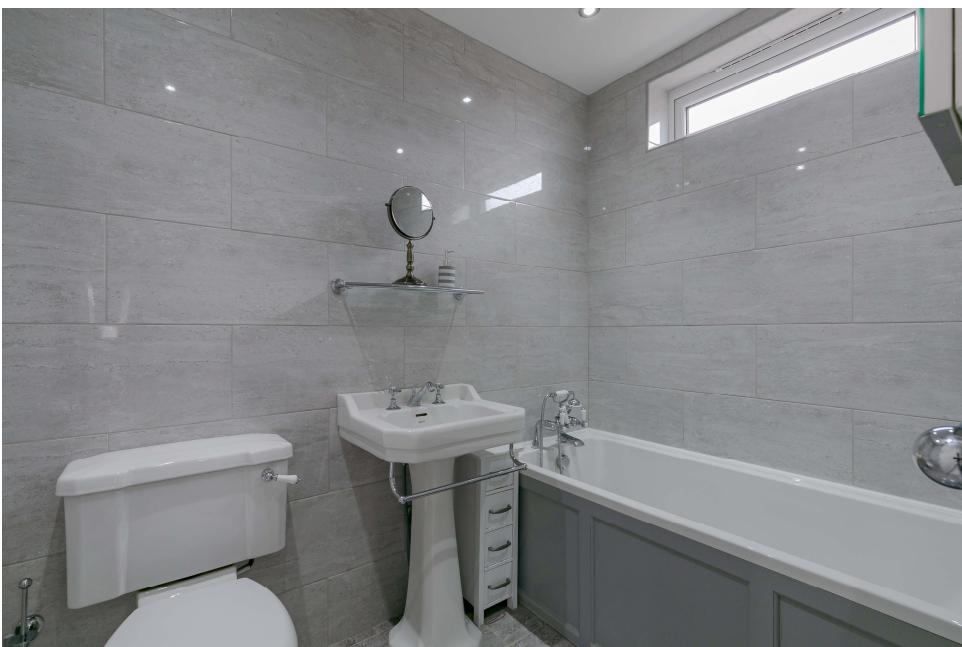
5 bedrooms
Living room
Kitchen/dining/family room
Utility room
Family bathroom
Shower room
Off street parking
Rear garden
Tenure Freehold
Council tax band F
EPC C

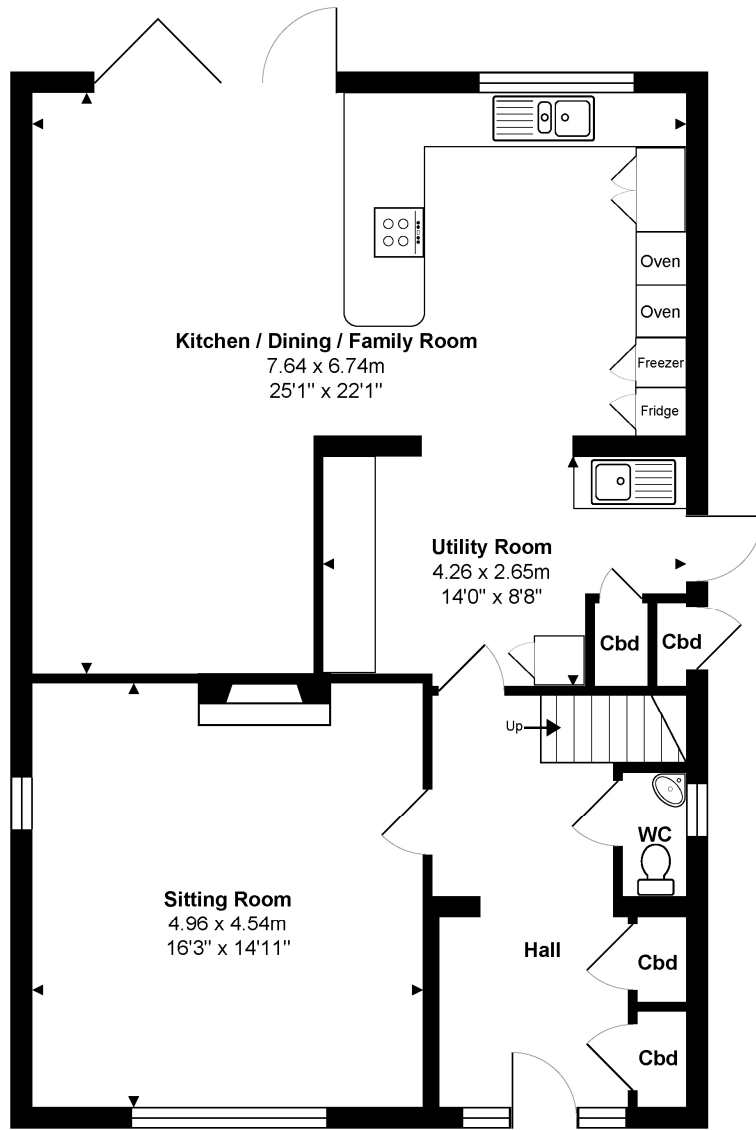
Beautifully presented five-bedroom family home, close to excellent schools.

Conveniently situated just a short walk from excellent local schools, 8 Charlock way is a beautifully presented five bedroom detached family home, set in lovely gardens that enjoy a sunny, south-westerly aspect. Extended by the current owners, the house offers generous accommodation over two floors with highlights being the open-plan kitchen/dining/family room with bi-fold doors leading out on to the large patio terrace, and the well-sized bedrooms, all combining to provide space ideal for a young family.

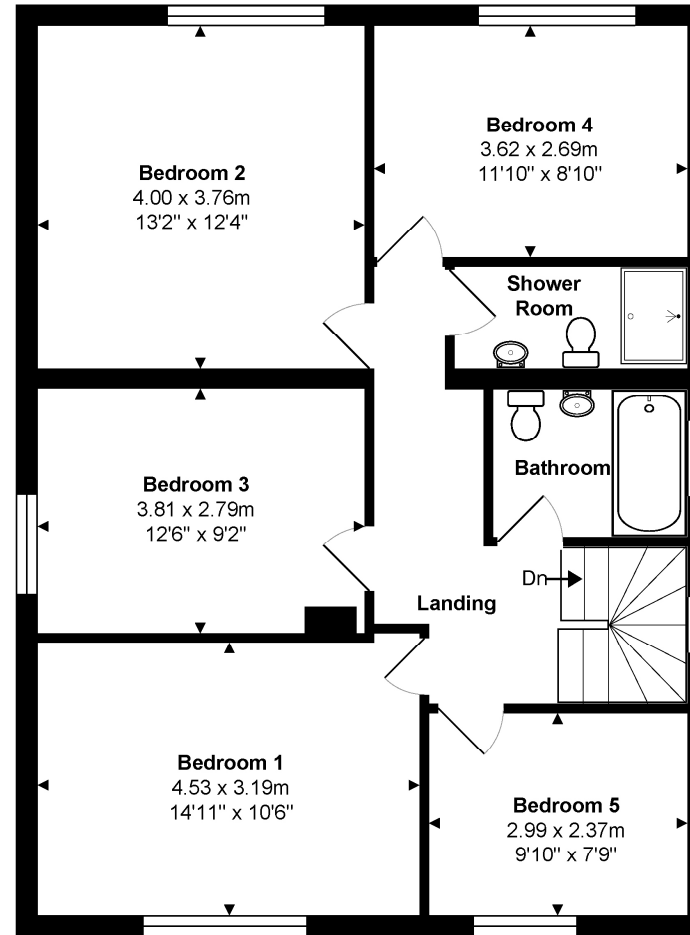
The location is a particular feature for this property, being within walking distance of several excellent schools, including Burpham Primary school and George Abbot secondary school. Two supermarkets are close by including Sainsburys Superstore and an Aldi plus a parade of shops offering a bakery, post 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.





Ground Floor
Approx. Gross Internal Area 90.4 m² ... 973 ft²



1st Floor
Approx. Gross Internal Area 79.1 m² ... 851 ft²

Total Approx. Gross Internal Area 169.5 m² ... 1824 ft²

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.

