



16 Doverfield Road, Burpham, Guildford, Surrey, GU4 7YF





Master bedroom with en-suite bathroom
4 further bedrooms (1 with en-suite)
Family bathroom
Good-sized living room
Dining room
Kitchen & utility room
Driveway & garage
Garden
Freehold
Council tax band F. EPC C.

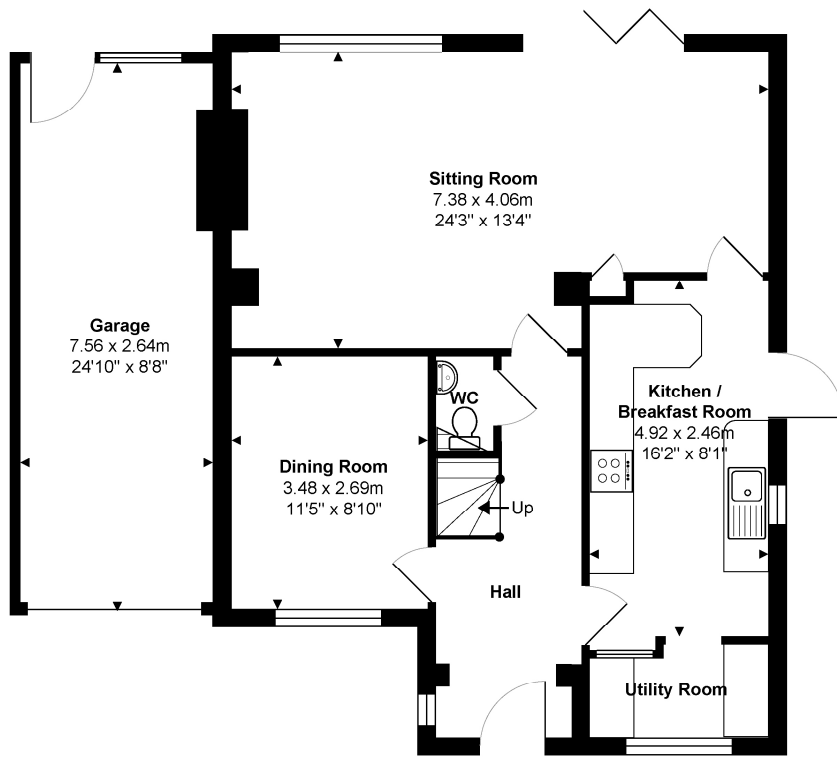
Superb five bedroom family home, in lovely, south-facing gardens, close to excellent schools.

Conveniently situated within a short walk of a number of excellent local schools, Sutherland Park, and all the amenities Burpham has to offer, 16 Doverfield Road is a lovely, five-bedroom family home, with accommodation arranged over three floors. The house offers light and bright space, ideal for a young family and is set in mature and attractive gardens that enjoy a sunny aspect and offer a good degree of privacy. Features of note include the generously proportioned 24ft sitting room with bi-fold doors out onto the garden and the superb master bedroom suite on the second floor, which extends to almost 600sq ft in total.

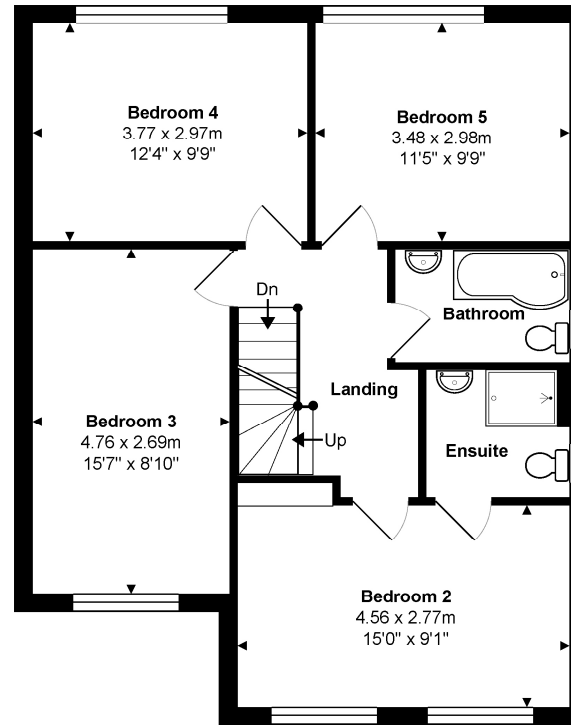
The location is a particular feature for this property, being within walking distance of several excellent schools, including Burpham Primary school and George Abbot secondary school. Two supermarkets are close by including Sainsburys Superstore and an Aldi plus a parade of shops offering a bakery, post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

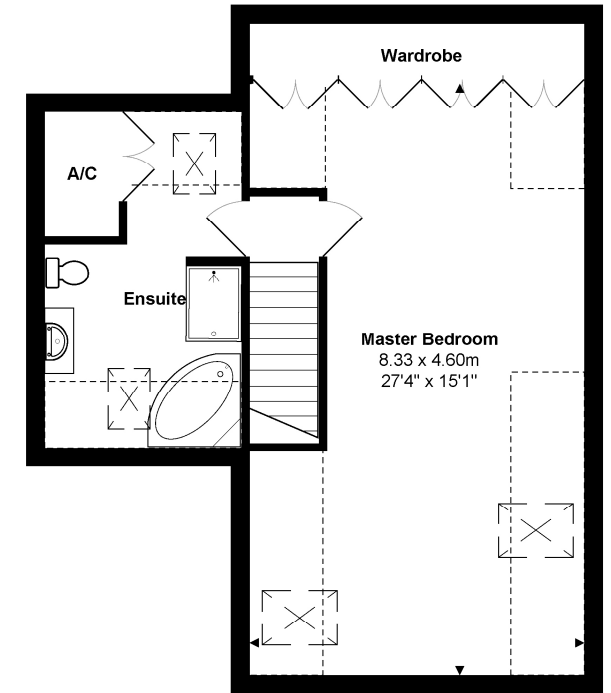




Ground Floor
Approx. Gross Internal Area 65.2 m² ... 701 ft²



1st Floor
Approx. Gross Internal Area 65.2 m² ... 702 ft²



2nd Floor
Approx. Gross Internal Area 54.3 m² ... 585 ft²

Total Approx. Gross Internal Area 184.7 m² ... 1988 ft² (excluding garage)

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

- Denotes reduced head height

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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.

