



38 Great Oaks Park, Burpham, Guildford, Surrey, GU4 7JG

 Chantries
& Pewleys





4 bedrooms
Living room
Family area
Conservatory
Kitchen/dining room
Utility room
Family bathroom & shower room
Beautifully maintained gardens
Tenure Freehold. Council tax band F. EPC D.

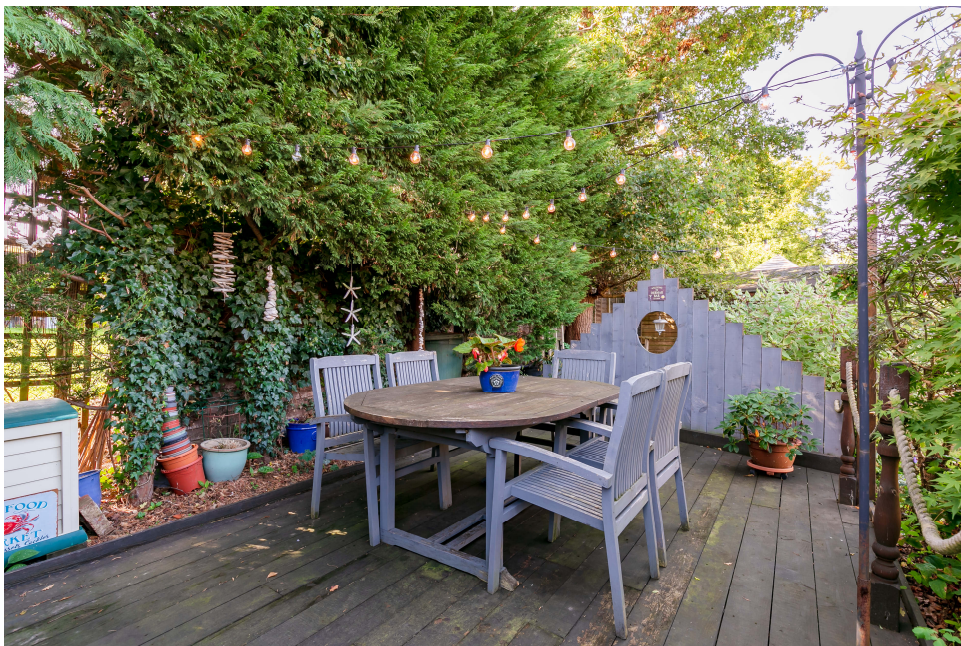
Fine four-bedroom family home, close to excellent schools and amenities in Burpham.

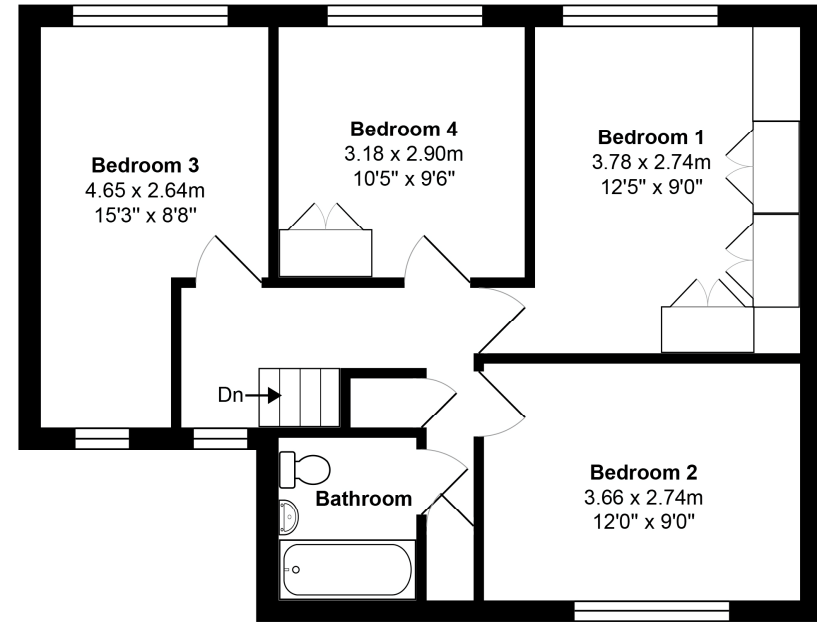
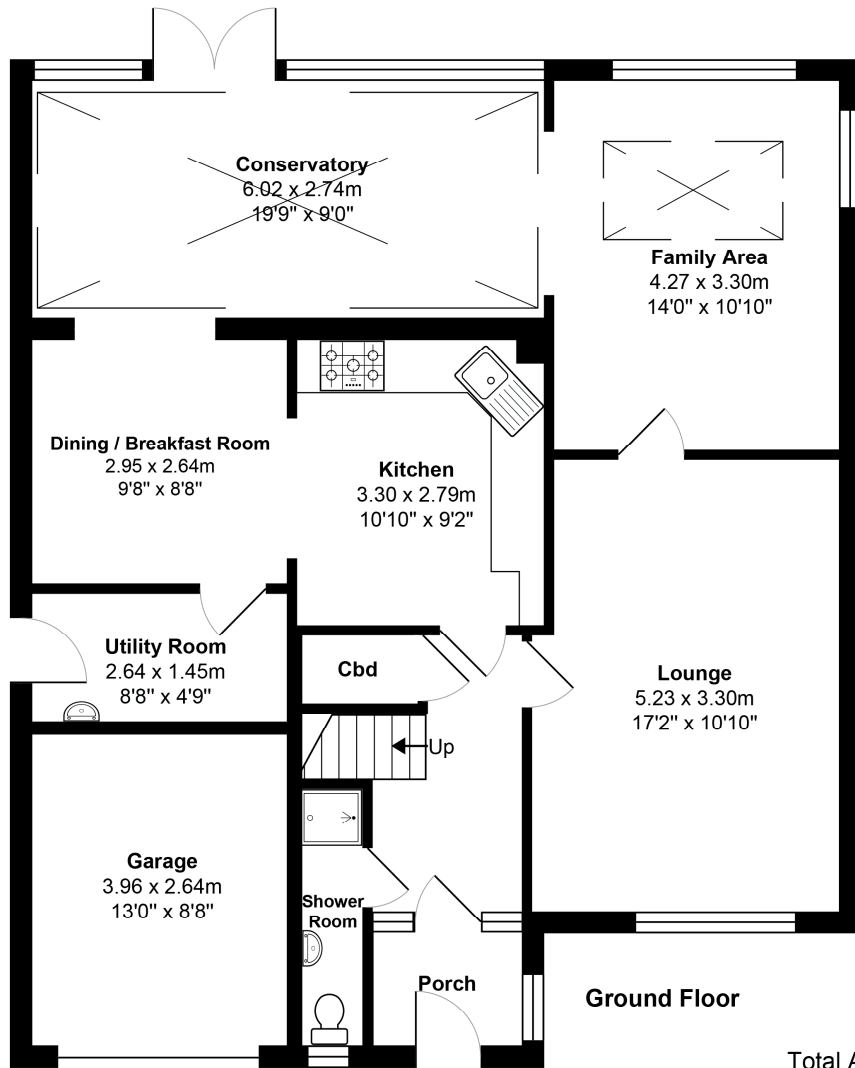
Conveniently situated within walking distance of excellent local schools, as well as all the shops and amenities Burpham has to offer, 38 Great Oak Park is a four-bedroom detached family home with well-planned and well-proportioned accommodation arranged over two floors. Features of note on the ground floor include the open plan/kitchen/dining room/conservatory which overlooks the beautifully laid out rear garden and takes full advantage of the sunny southerly aspect.

On the first floor there are four good bedrooms and a well-fitted family bathroom. The loft, subject to the relevant consents, could be converted with a dormer window to the rear to offer further bedroom space, if needed. Outside, the rear garden is delightful with a patio terrace, which leads on to a level lawn and particularly well-stocked borders and assorted mature shrubs.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. 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 range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.





Total Approx. Gross Internal Area 158.1 m² ... 1702 ft² (includes garage)

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.

