



19 New Inn Lane, Burpham, Guildford, Surrey, GU4 7HN





3 bedrooms
Sitting room
Dining room
Family room
Kitchen
Bathroom
Cloakroom
Pretty rear garden
Freehold
Council tax band F. EPC D.

A link-detached three bedroom family home, close to excellent schools and Burpham shops, now requiring updating.

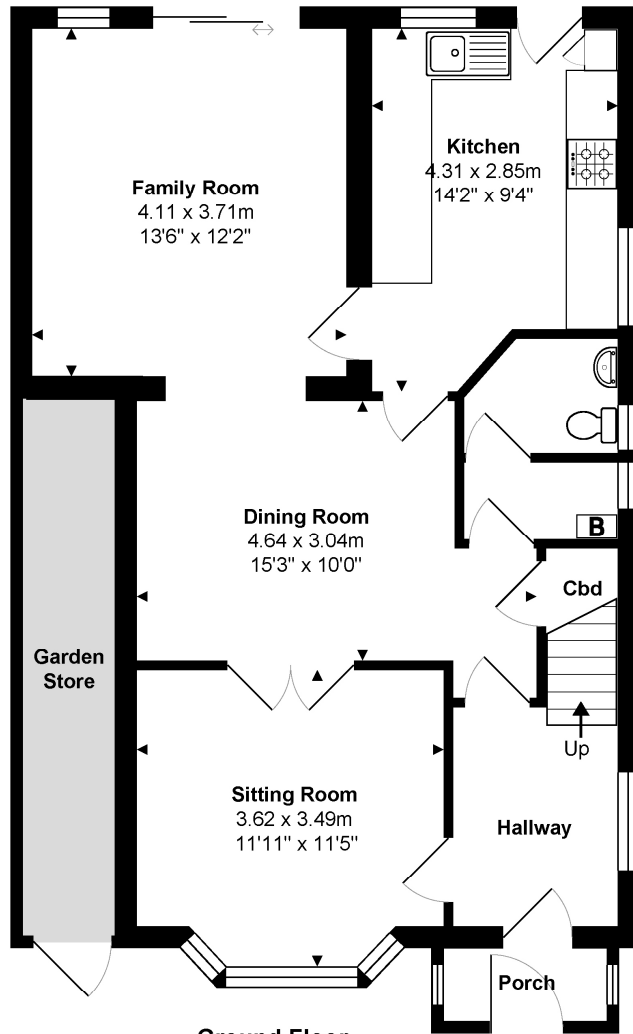
Conveniently situated within a short walk of Burpham Primary and George Abbot schools, as well as all the shops and amenities in Burpham, 19 New Inn Lane is a detached three bedroom family home, with accommodation arranged over two floors. The house offers three reception rooms and a good-sized kitchen with access out onto the walled rear garden. Upstairs there are three large double bedrooms and a bathroom.

Outside, there is ample driveway parking to the front, whilst to the rear the walled garden offer space ideal for relaxation and entertaining.

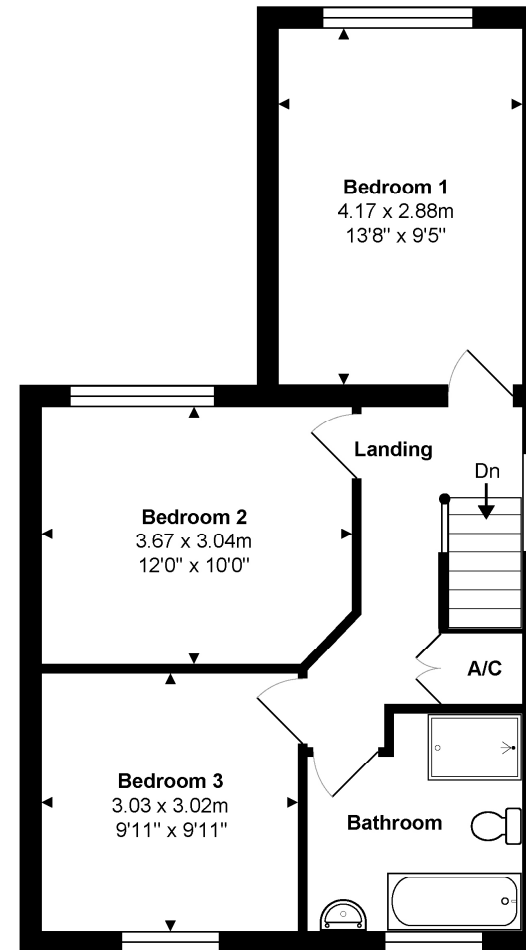
The location is a particular feature for this property, being within walking distance of several excellent schools, including Burpham Primary school and George Abbot secondary school. Two supermarkets are close by including Sainsburys Superstore and an Aldi plus a parade of shops offering a bakery, post 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 68.7 m² ... 740 ft²



1st Floor
Approx. Gross Internal Area 48.1 m² ... 518 ft²

Total Approx. Gross Internal Area 116.8 m² ... 1257 ft² (excluding garden store)

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.

