



7 Whitley Close, Burpham, Guildford, Surrey, GU4 7SW





4 bedrooms
Living room
Conservatory/dining room
Modern fitted kitchen
Bathroom
Garden
Garage & parking
Tenure Freehold
Council tax band D
EPC C

A fantastic 4 bedroom end of terrace family home, which is located within the catchment for several excellent schools. The property is arranged over three floors including a generously proportioned conservatory/dining room overlooking the south facing rear garden, a fitted shaker-style kitchen and a 16'8 ft living room.

Upstairs there are three bedrooms with family bathroom and on the second floor the main bedroom. Outside a driveway and garage provide off street parking and the low maintenance sunny garden, has an area of artificial lawn with patio area giving space for entertaining and garden store.

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.

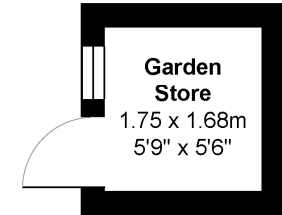
Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum 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.



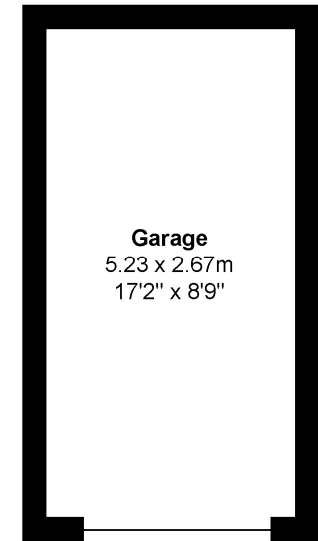
Approximate Area = 942 sq ft / 87.5 sq m
 Limited Use Area(s) = 132 sq ft / 12.2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuildings = 39 sq ft / 3.6 sq m
 Total = 1265 sq ft / 117.4 sq m

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

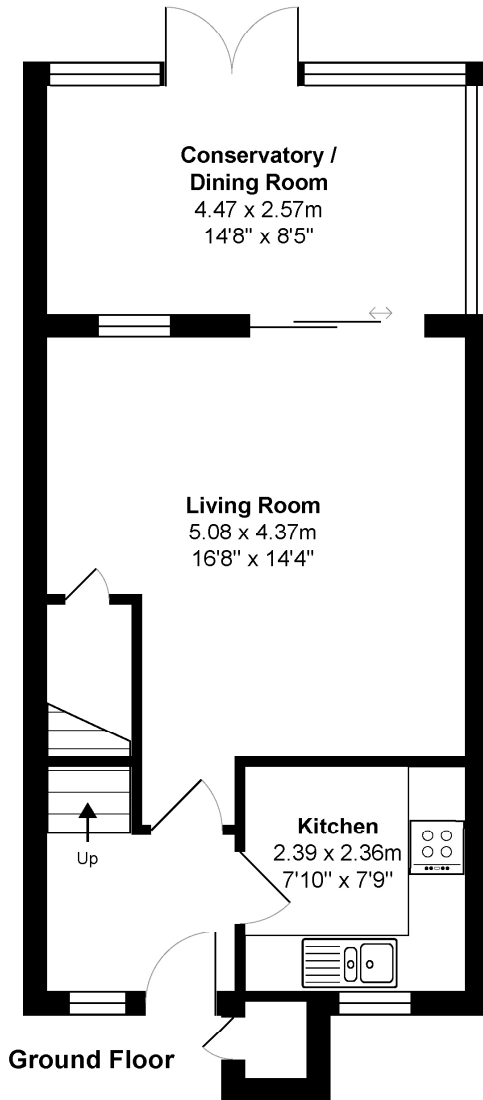
 Denotes reduced head height



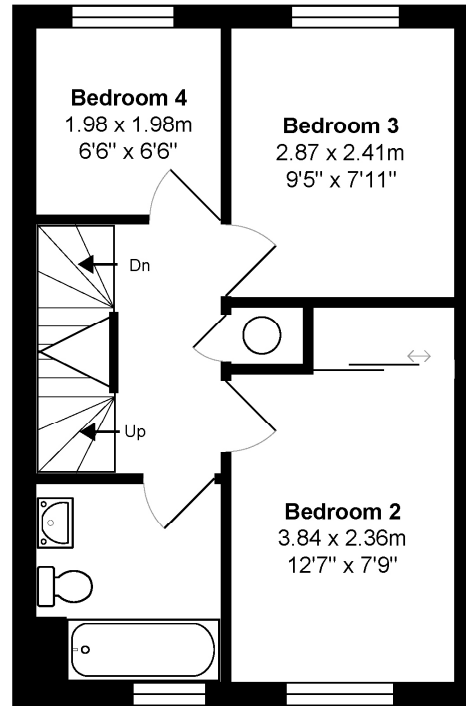
Outbuilding



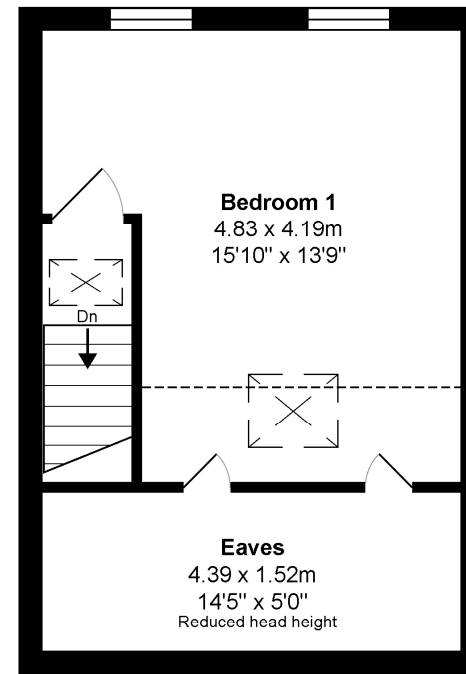
(not shown in true location / orientation)



Ground Floor



First Floor



Second Floor

