



11 Marlins Close, Burpham, Guildford, Surrey, GU4 7LR





3 bedrooms
 Sitting room
 Family room
 Dining room
 Kitchen
 Bathroom
 Cloakroom
 Rear garden
 Driveway & garage
 Freehold. Council tax band F. EPC E.

Pretty three-bedroom detached family home, with scope to improve and extend, close to excellent schools.

Conveniently situated at the end of a small, quiet cul-de-sac, 11 Marlyns Close is a pretty three-bedroom family home, that now requires modernisation throughout. Set in pretty gardens that offer a good level of privacy, the house does offer considerable scope, subject to the relevant consents, to substantially enlarge the existing accommodation, if so desired.

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.

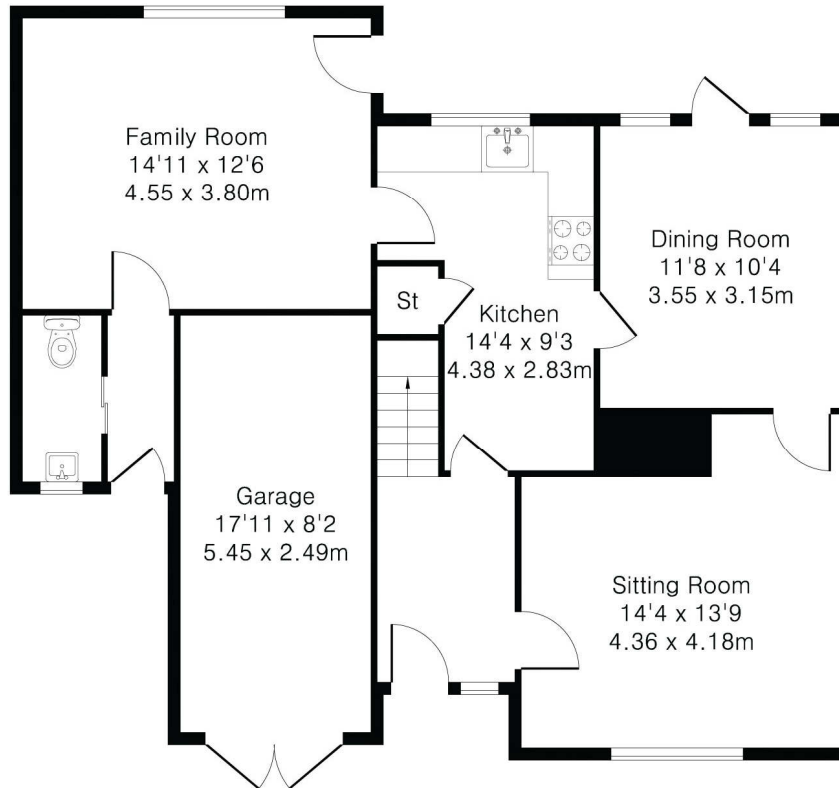
Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum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



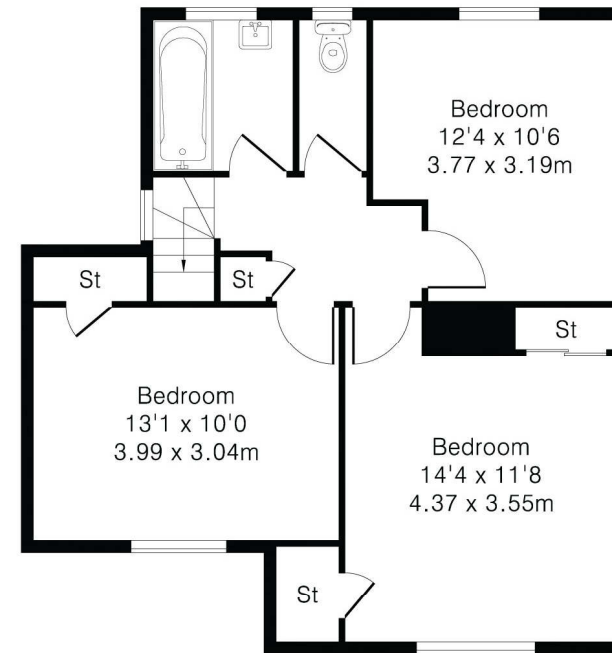
Approximate Gross Internal Area 1472 sq ft - 137 sq m

Ground Floor Area 903 sq ft – 84 sq m

First Floor Area 569 sq ft – 53 sq m



Ground Floor



First Floor

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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.

