



16 Paddock Road, Burpham, Guildford, Surrey, GU4 7LL

 Chantries
& Pewleys





Master bedroom with en-suite bathroom & dressing room
 3 further bedrooms
 Family bathroom & downstairs shower room
 Living room
 Dining room
 Study
 Kitchen & utility room
 Driveway & garage
 Good-sized rear garden
 Freehold. Council tax band G. EPC D.

Lovely four-bedroom family home, with large garden, set in an highly regarded private road.

Conveniently situated in large, mature and private gardens, 16 Paddock Road is an attractive family home with generously proportioned accommodation, including four double bedrooms. The property does now require some updating and is set in a sought-after private road within a short walk of Burpham's shops and excellent schools.

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.

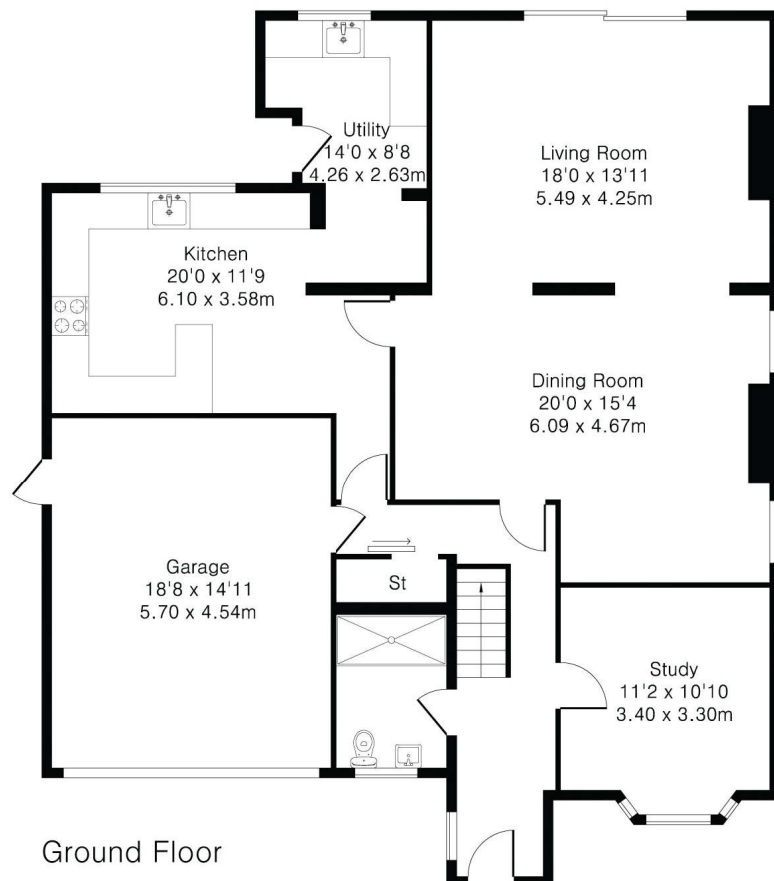
Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum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



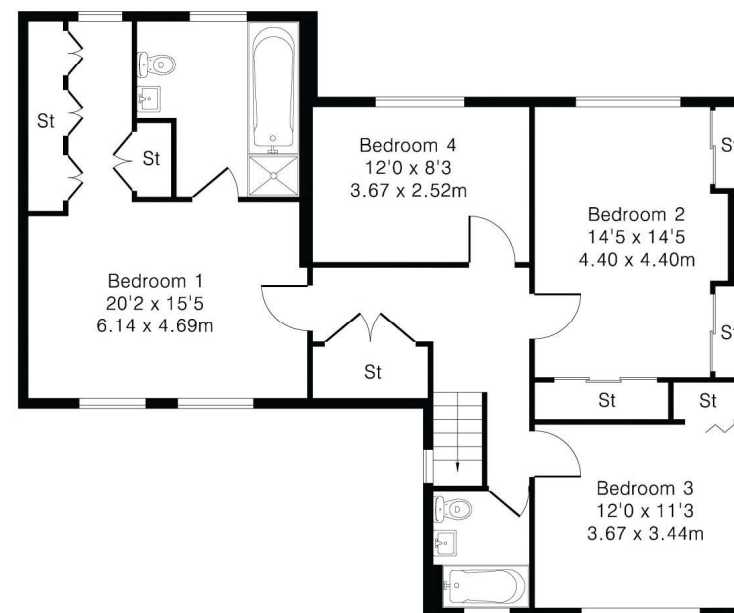
Approximate Gross Internal Area 2312 sq ft - 215 sq m

Ground Floor Area 1461 sq ft – 136 sq m

First Floor Area 851 sq ft – 79 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.

