



**Chantries
& Pewleys**



Bradfield Close
Wylea Farm



INTRODUCING

1 Bradfield Close

WEYLEA FARM, BURPHAM,
GUILDFORD, SURREY, GU1 7YT

Conveniently situated within a short walk of Burpham Primary and George Abbot schools, 1 Bradfield Close is a three-bedroom link-detached family home, set in pretty partly-walled gardens that offer a high degree of privacy. Extended in the past, the house now offers a larger than average reception room as well as a conservatory which leads out on to the gardens. The property is offered with no onwards chain.



3 BEDROOMS



LIVING/DINING ROOM



CONSERVATORY



DRIVEWAY & GARAGE

Tenure: Freehold
Council Tax Band: E
EPC: C







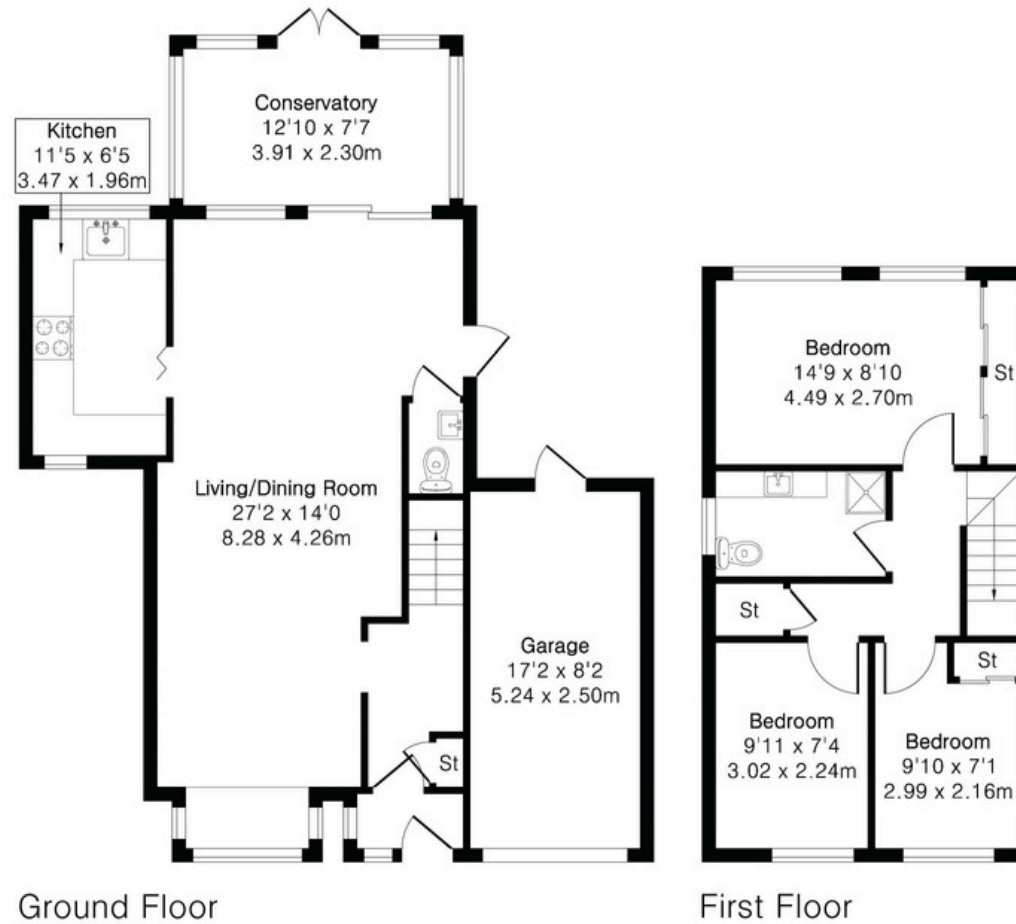


**Approximate Gross Internal Area 1012 sq ft - 94 sq m
(Excluding Garage)**

Ground Floor Area 609 sq ft – 57 sq m

First Floor Area 403 sq ft – 37 sq m

Garage Area 141 sq ft – 13 sq m





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