

10 ALFORD CLOSE

Burpham



Chantryes
& Pewleys

ESTATE AGENTS

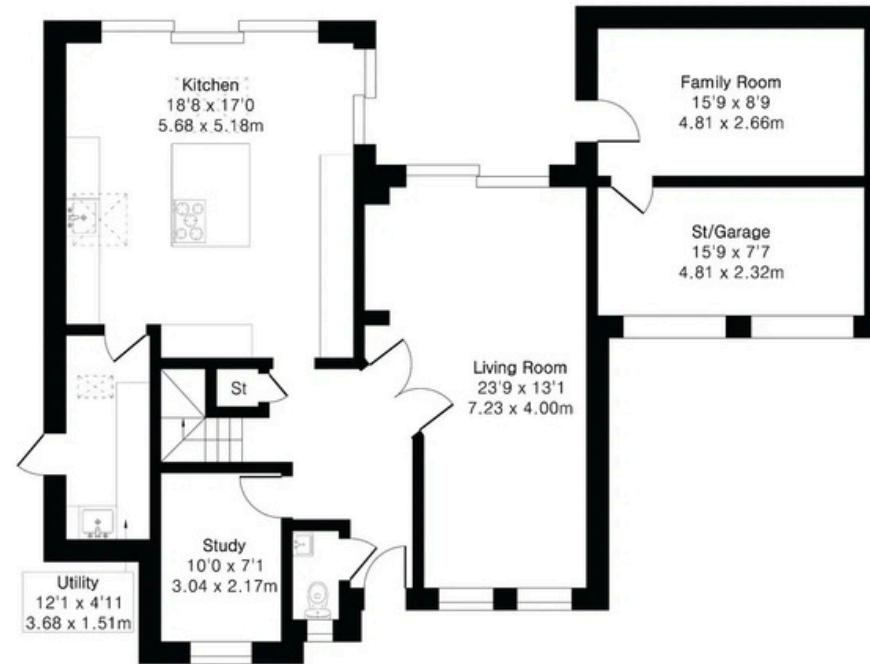


**Approximate Gross Internal Area 1485 sq ft - 137 sq m
(Excluding Garage)**

Ground Floor Area 888 sq ft – 82 sq m

First Floor Area 597 sq ft – 55 sq m

Garage Area 268 sq ft – 25 sq m



Ground Floor



First Floor

AT A GLANCE

Entrance hall

Sitting room

Extended kitchen / dining room

Ground floor cloakroom

Four bedrooms

Family bathroom

Garden

Detached garage

Bonus room / games room



FROM THE AGENT

What really struck me about this house is how easy it feels to live in. The extended kitchen is a genuine heart of the home, and the bonus room behind the garage adds flexibility that families will really appreciate."



Anthony Brown
Director

Tenure: Freehold. Council Tax Band: F. EPC: TBC

ELEGANT LIVING SPACES

Modern living, simply done well

The house feels bright and welcoming from the moment you step inside, with a layout that's easy to live in and well suited to family life. The main sitting room provides a comfortable place to relax, finished in calm, neutral tones that carry through the home. At the centre sits the extended kitchen and dining room — a generous, light-filled space designed for everyday use as well as entertaining. Rooflights and wide glazing draw in natural light throughout the day, while doors open directly onto the garden, creating a natural connection between inside and out. The kitchen layout is practical and sociable, with space to gather, cook and spend time together.



BEDROOMS & BATHROOMS



Upstairs, the bedrooms are well arranged and finished with the same clean, well-maintained feel found throughout the house. Each room offers flexibility for family life, guests or working from home, with good natural light and built-in storage where needed. The bathrooms are modern and neatly presented, designed to work comfortably for busy day-to-day routines without feeling overly formal.



THE GARDEN

Outside, the rear garden is level, private and easy to enjoy — ideal for children, relaxed weekends or summer evenings with friends. To the rear of the plot sits the detached garage, complemented by a separate bonus room behind it. This additional space works brilliantly as a games room, home office or studio, adding a layer of flexibility that's often hard to find. With George Abbot School within walking distance and Guildford close by, this is a home that balances location, practicality and comfort with ease.





 **Chantries & Pewleys**

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