

10 ALFORD CLOSE

Burpham



Charntries
& Pewleys
ESTATE AGENTS



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



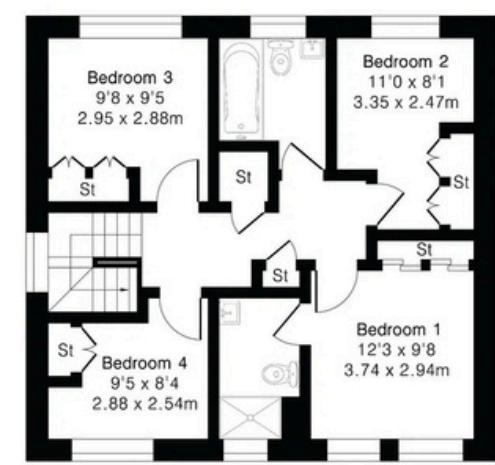
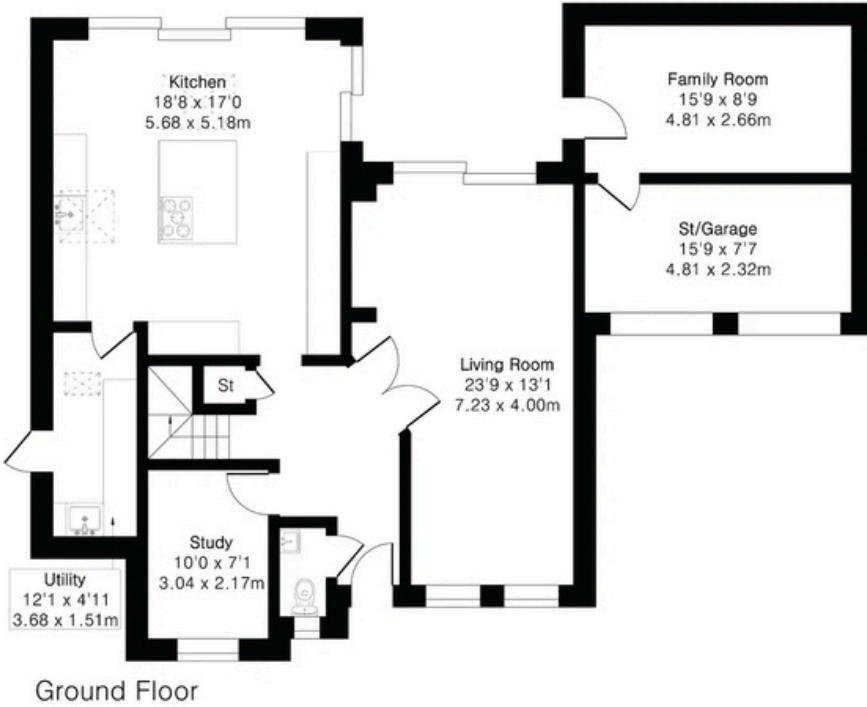
Tenure: Freehold. Council Tax Band: F. EPC: TBC

**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



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



ELEGANT LIVING SPACES

Modern living, simply done well

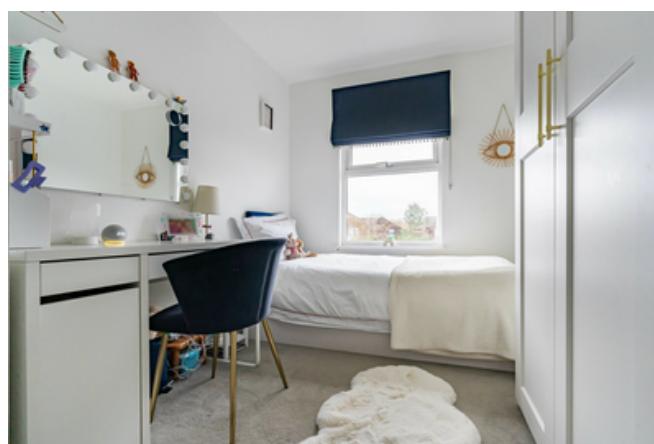
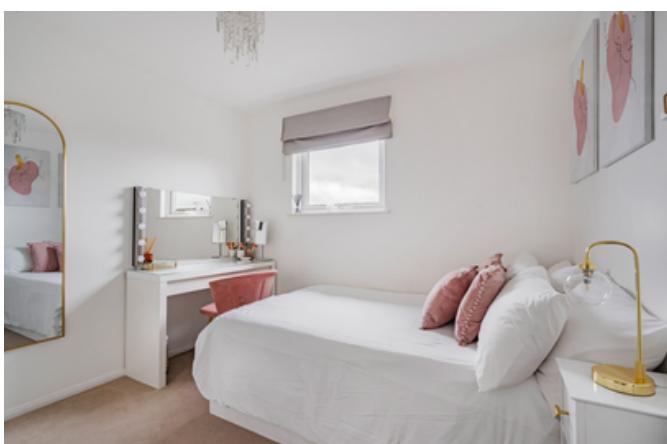
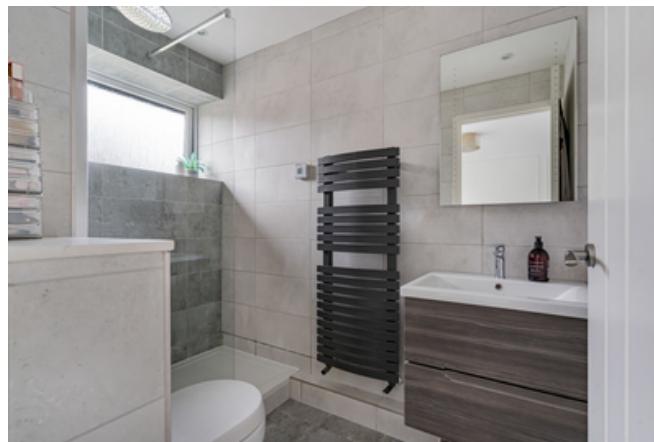
The house feels bright and welcoming from the moment you step inside, with a layout that's easy to live in and well suited to family life. The main sitting room provides a comfortable place to relax, finished in calm, neutral tones that carry through the home. At the centre sits the extended kitchen 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.





 **Chantry & Pewleys**

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