



45 Marlins Drive, Burpham, Guildford, Surrey, GU4 7LT





4/5 bedrooms (1 with en-suite)  
Family bathroom  
Sitting room  
Dining room  
Kitchen/breakfast room  
Utility room  
Driveway & garage  
Rear garden  
Tenure Freehold. Council tax band G. EPC D.

Impressive, 4/5 bedroom family home, in a quiet location, close to excellent schools.

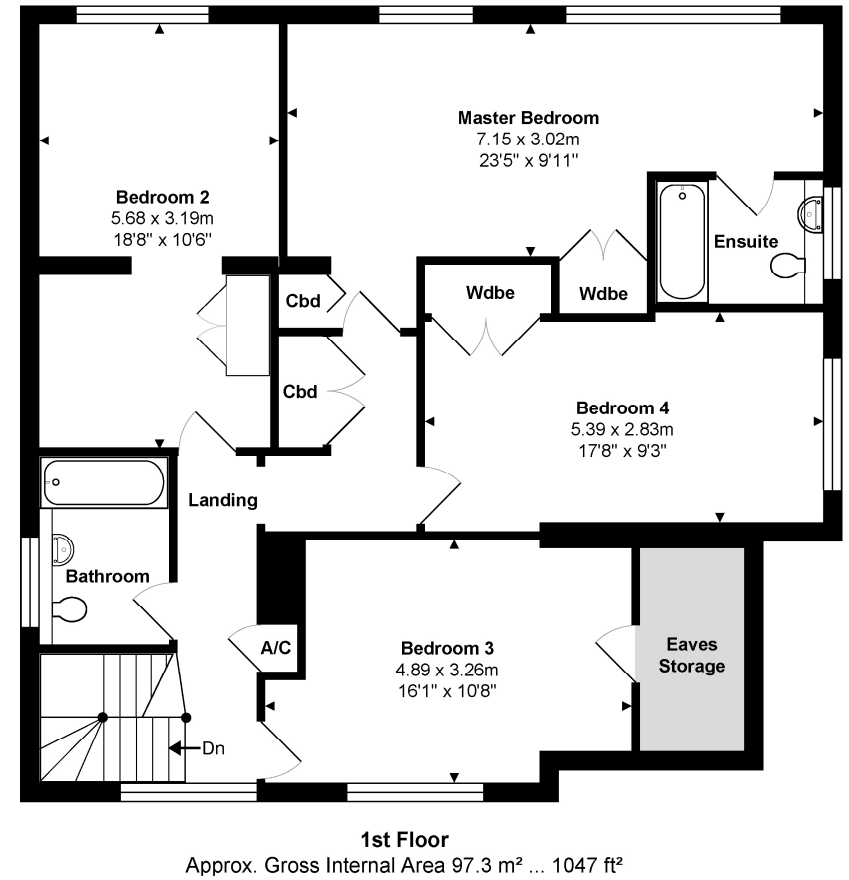
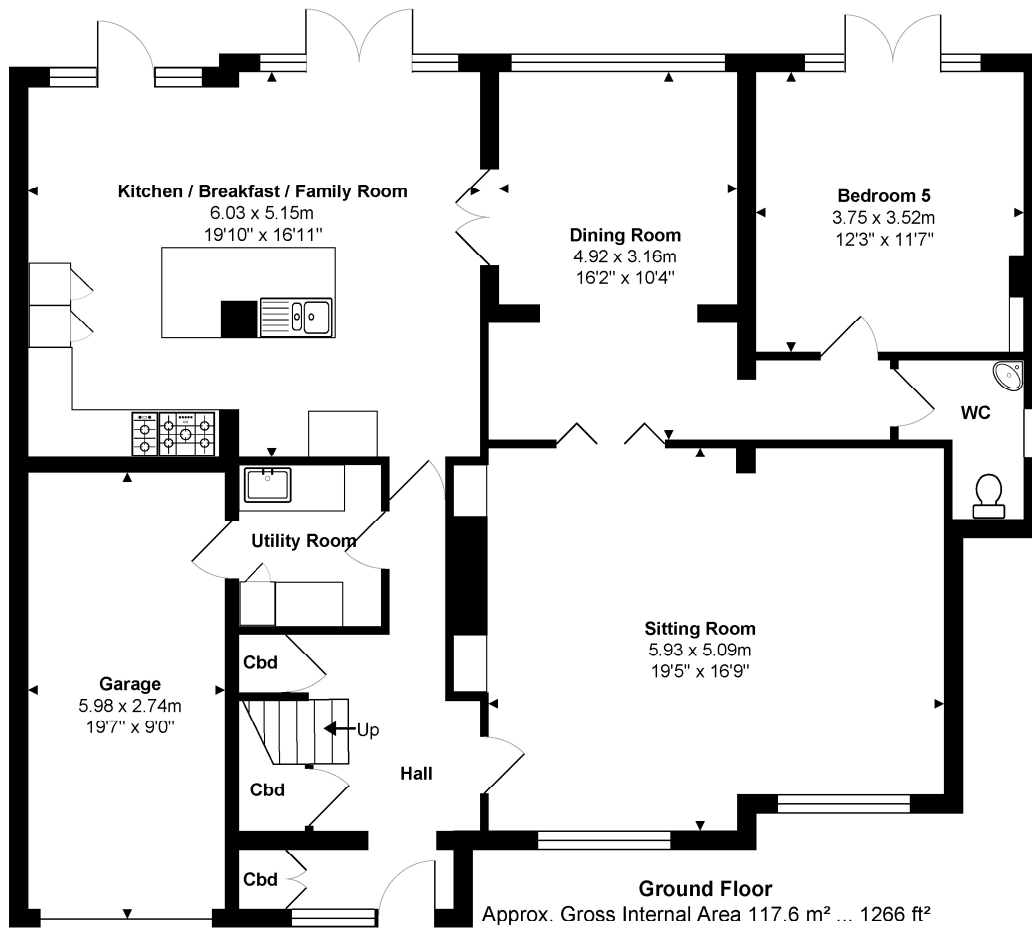
Conveniently situated in a quiet, residential location, and within a short walk of a number of excellent local schools, as well as all the amenities Burpham has to offer, 45 Marylns Drive is a 4/5 bedroom family home with extensive accommodation arranged over two floors. The property offers light, bright and spacious rooms which offer a good degree of flexibility, with either a fifth bedroom on the ground floor, or a third reception room.

Outside, to the front there is a large driveway offering ample parking and a garage, whilst to the rear the garden is a great size with a large deck leading on to a level lawn, all surrounded by mature shrubs and hedging.

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.





Total Approx. Gross Internal Area 214.9 m<sup>2</sup> ... 2313 ft<sup>2</sup> (excluding garage, eaves storage)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)

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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.

