



Chantries
& Pewleys



Sutherland Drive
Wylea Farm



INTRODUCING

2 Sutherland Drive

BURPHAM, GUILDFORD, GU4 7YJ

Located within the desirable residential area of Burpham and with no onward chain, this large detached family house offers exceptional space and versatile living accommodation across two floors.



4 BEDROOMS



3 RECEPTION ROOMS



FAMILY BATHROOM & 2 SHOWER ROOMS



FAMILY ROOM/BEDROOM 5

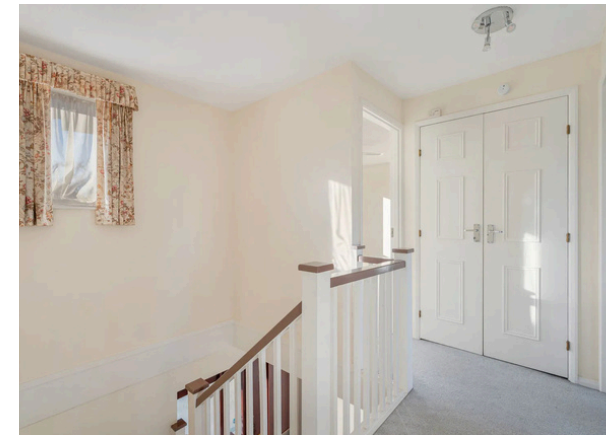
Tenure: Freehold

Council Tax Band: F

EPC: C





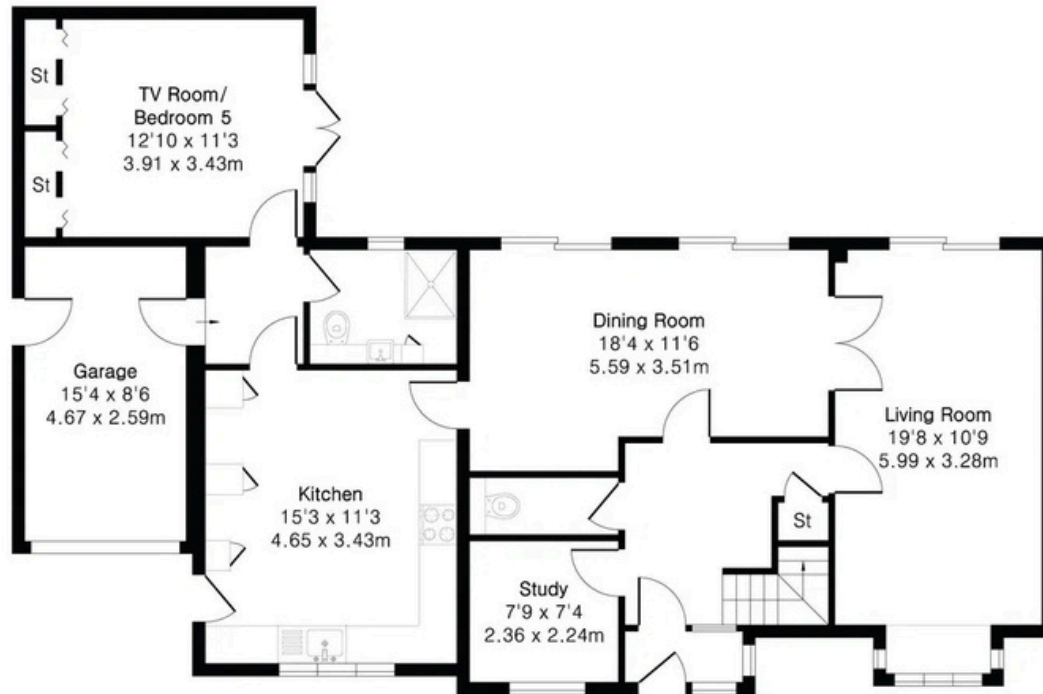




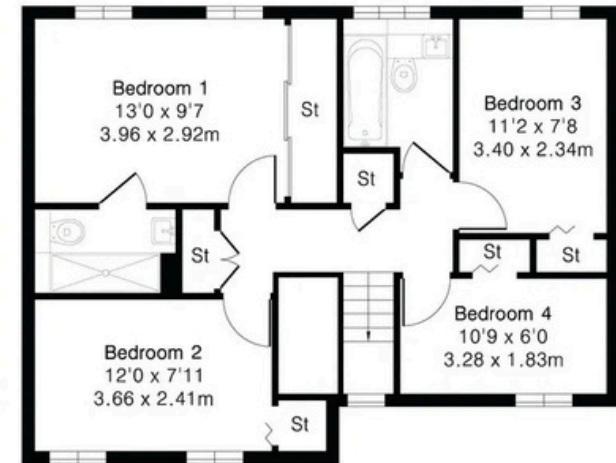
**Approximate Gross Internal Area 1860 sq ft - 173 sq m
(Including Garage)**

Ground Floor Area 1250 sq ft – 116 sq m

First Floor Area 610 sq ft – 57 sq m



Ground Floor



First Floor



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