



3 Bury Fields House, Bury Fields, Guildford, Surrey, GU2 4AD

CLARKE  GAMMON

3 BURY FIELDS HOUSE, BURY FIELDS, GUILDFORD, SURREY, GU2 4AD

- SPACIOUS ONE-BEDROOM LAYOUT WITH EXCELLENT NATURAL LIGHT AND DUAL ASPECT LIVING AREA
- UNIQUE DOUBLE-HEIGHT CEILINGS THROUGHOUT
- LARGE WINDOWS WITH SHUTTERS
- MODERN KITCHEN WITH WHITE GLOSS UNITS, BLACK QUARTZ WORKTOPS, AND INTEGRATED APPLIANCES
- STYLISH, FULLY TILED BATHROOM WITH BATH AND SHOWER OVER, WALL-HUNG TOILET, AND HEATED TOWEL RAIL
- SECURE ALLOCATED PARKING FOR ONE CAR AND SECURE ENTRY SYSTEM
- ADDITIONAL FEATURES INCLUDE BURGLAR ALARM AND GENEROUS HALLWAY STORAGE
- EPC RATING: C



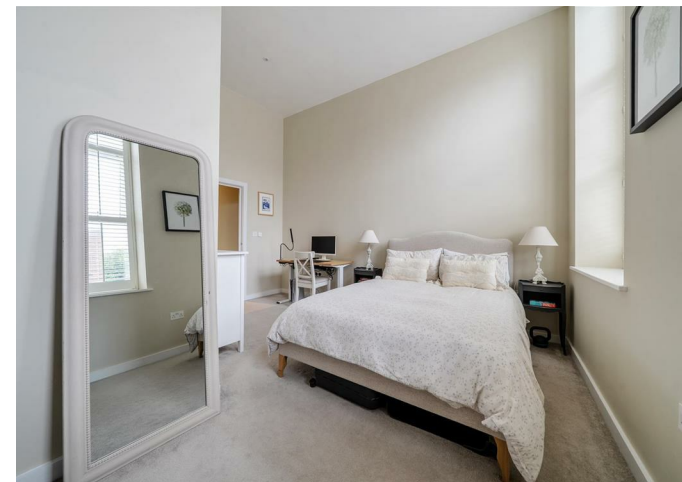
THE PROPERTY

An opportunity to acquire a beautifully presented one-bedroom apartment in Bury Fields House, offering a unique sense of space and light thanks to its impressive double-height ceilings—an exclusive feature shared by only one other apartment in the block. The property welcomes you with a spacious entrance hallway, providing room for coats, shoes, and additional furniture, and leads to a modern bathroom, generous bedroom, and a bright open-plan living/kitchen/dining area.

The bedroom is notably spacious, with ample room for wardrobes and freestanding furniture, while the bathroom is fully tiled and finished to a high standard, featuring a contemporary three-piece suite including a bath with shower over, wall-hung toilet, basin with integrated drawer, inset mirror, and heated towel rail. The open-plan living area enjoys a dual aspect, allowing natural light to flood the space through large windows fitted with elegant shutters.

The kitchen is sleek and modern, fitted with white gloss units and striking black quartz worktops. It includes an integrated fridge freezer, stainless steel sink and drainer, integrated dishwasher, induction hob with cooker hood over, and a double electric oven. Additional features include secure allocated parking for one car, a secure entry system, and a burglar alarm for added peace of mind.

Perfectly positioned within easy reach of Guildford's vibrant town centre, mainline station, and green spaces, this apartment combines contemporary living with convenience and character, making it an ideal choice for professionals, first-time buyers, or investors.



PROPERTY INFORMATION

Tenure - Leasehold

Lease Length - 150 years from 21/06/2016

Ground Rent - £350 per annum

Service Charge - £1,994.04 per annum

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD TOWN CENTRE | 0.3 miles

GUILDFORD TRAIN STATION | 0.4 miles

LONDON WATERLOO | from approx. 35 minutes by train -
Guildford Mainline Station

GODALMING | 5.2 miles

CENTRAL LONDON | 30 miles

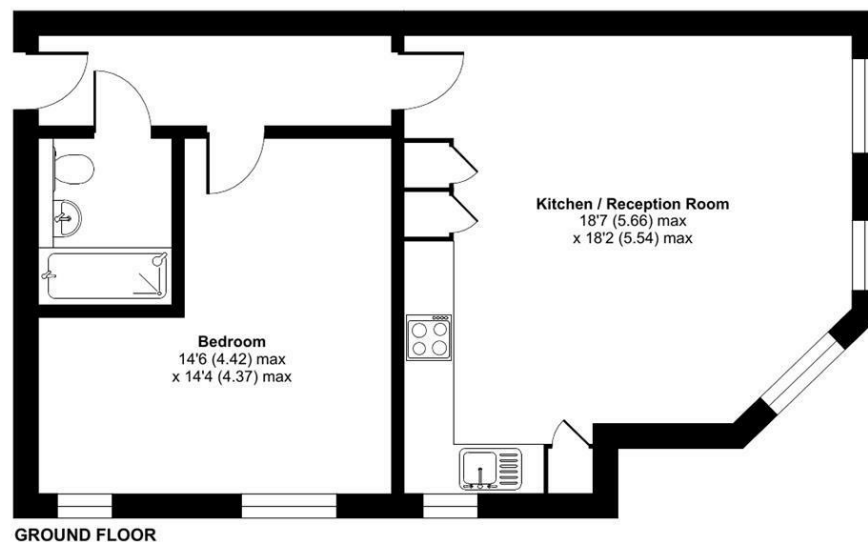
HEATHROW AIRPORT | 26 miles



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Approximate Area = 570 sq ft / 53 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Clarke Gammon. REF: 1332714

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

From Guildford's one-way system, head out of the town centre on the A3100 Portsmouth Road towards Godalming. Turn left into Bury Street, then take the second right into Bury Fields. Buryfields House will be located along this road on your left hand side

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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