



MARLYNS CLOSE, BURPHAM
£4,000 PER MONTH AVAILABLE 21/09/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Marlyns Close, Burpham

£4,000 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

Unfurnished, High-specification, Quiet cul-de-sac location, Five bedrooms, Three bathrooms, Garden, Driveway

Council Tax

Council tax band not specified

Hamptons

194 High St
Guildford, GU1 3HZ
01483 577 577
GuildfordLettings@hamptons-int.com
www.hamptons.co.uk

{ A BEAUTIFUL FIVE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME.

The Property

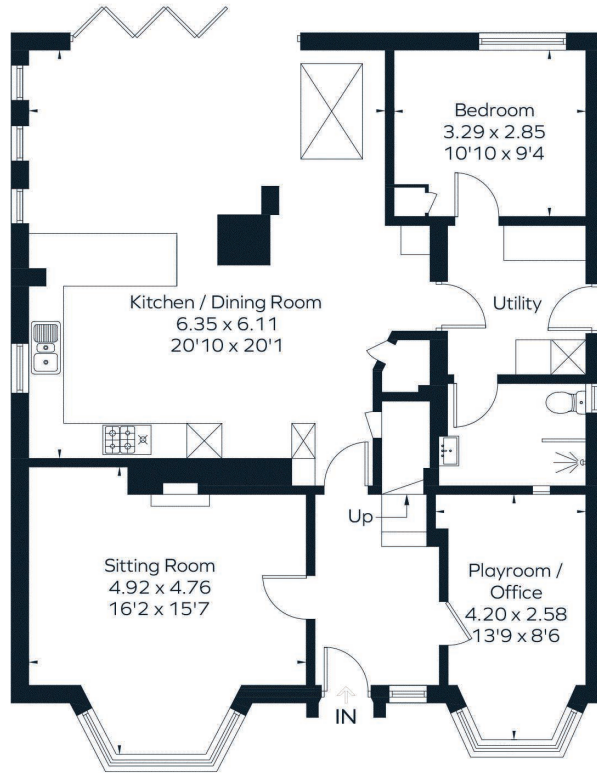
This high-specification family home offers spacious and versatile accommodation throughout. Benefitting from a large living room with an open fireplace, a playroom/office, a substantial kitchen/dining room with bi-folding doors opening out to the rear garden. There is also a separate utility room, shower room and a double guest bedroom. Upstairs there are four bedrooms including a beautiful master with ensuite as well as a modern family bathroom. The private rear garden is mostly laid to lawn with a patio area for entertaining as well as an outdoor studio ideal for use as a home office or gym. EPC TBC

Location

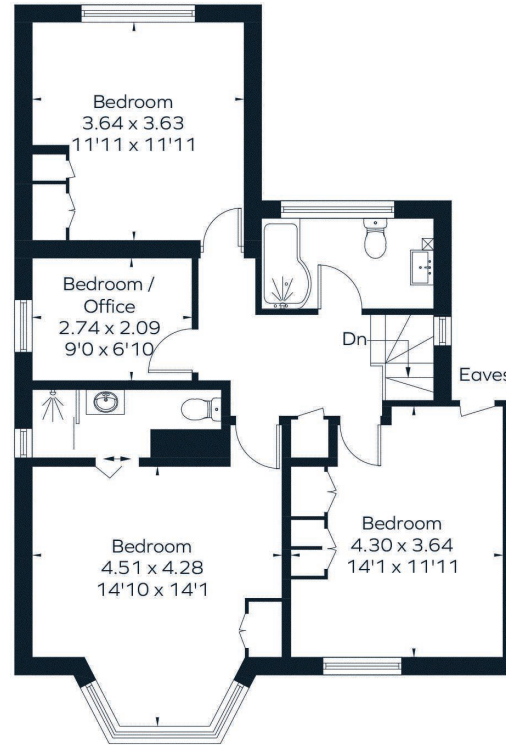
Burpham has an excellent parade of shops catering for most day to day needs, as well as a barbers, public house, two churches, Sainsbury's Superstore and an excellent sports and recreation ground. The house is situated close to both George Abbott School and the highly regarded Burpham Primary School. Regular bus services connect to Guildford where there is a more comprehensive range of shopping, recreational and leisure facilities. The A3 is within easy reach, providing fast access to both the centre of London and the south coast, and via the M25 to Heathrow and Gatwick Airports. Guildford and Worplesdon railway stations are close by with regular links to London Waterloo.



Approximate Area = 180.5 sq m / 1943 sq ft
 Outbuildings = 14.4 sq m / 155 sq ft
 Total = 194.9 sq m / 2098 sq ft
 Including Limited Use Area (1.3 sq m / 14 sq ft)

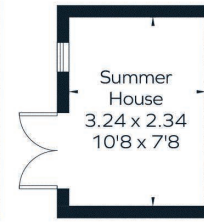


Ground Floor



First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 288017

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

