



Offers In Excess Of

£349,995

Burden Way | Guildford

Freehold

Nestled in the peaceful Burden Way, this stunning home offers a perfect blend of style, functionality, and convenience, making it an ideal choice for families and professionals alike.

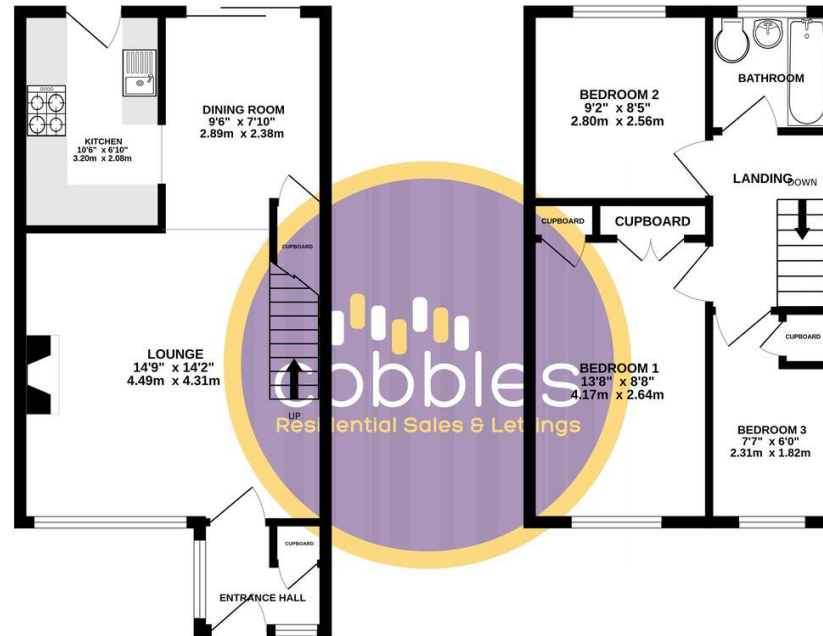
As you enter, you are greeted by a very well sized Welcome Porch that sets the tone for the rest of the home with the amount of natural light the property enjoys throughout. The open-concept layout seamlessly connects the spacious living room with the dining area whilst keeping the separation from the kitchen. This creates a cosy and inviting atmosphere perfect for entertaining guests or simply unwinding.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES
TOTAL FLOOR AREA: 752 sq.ft. (69.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three Bedrooms
- Front and Rear Garden
- Garage
- Modern Bathroom
- Council Tax Band - D
- EPC Rating - C