



2 Watersmeet Close, Burpham, Guildford, Surrey, GU4 7NQ

 Chantries
& Pewleys





3 bedrooms
Living room
Kitchen/dining room
Family bathroom
Rear garden
Garage
No onward chain
Freehold
Council tax band E
EPC D

Situated in a no through road within Weybrook Park and offered to the market with no onward chain is this end-of-terrace three bedroom house situated in a popular location close to sought-after schools and local amenities. The property could now benefit from a programme of refurbishment.

Internally, the ground floor consists of a spacious reception room which leads into a kitchen diner, whilst upstairs there are three bedrooms and a family bathroom. To the rear of the property is a private garden, whilst a single garage can be found close by.

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.

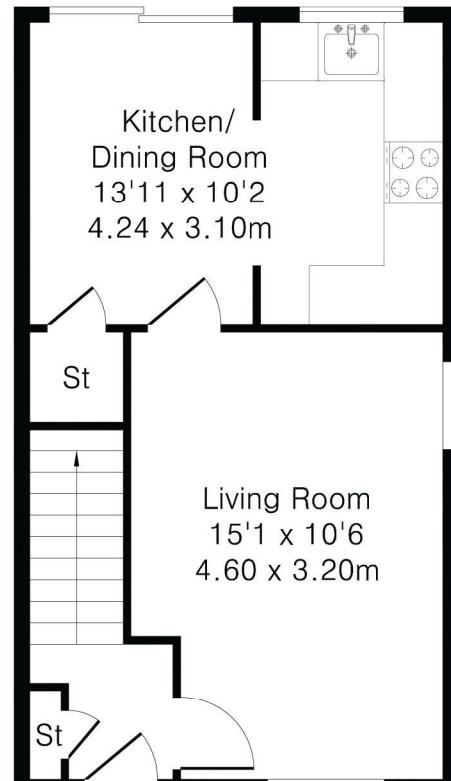
Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum 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.



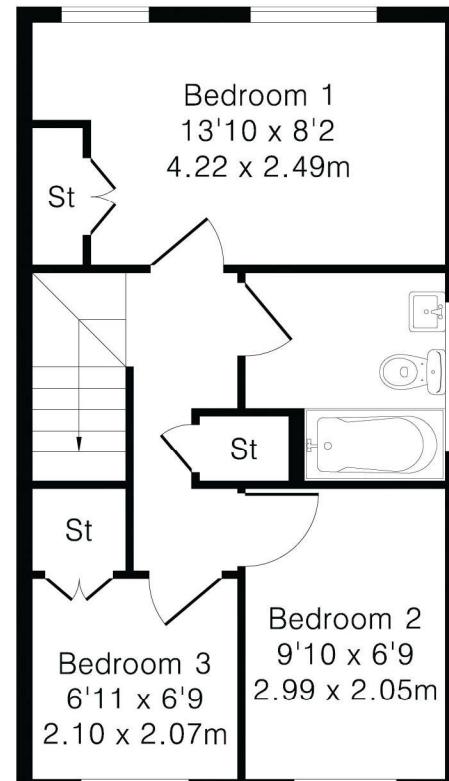
Approximate Gross Internal Area 710 sq ft - 66 sq m

Ground Floor Area 355 sq ft – 33 sq m

First Floor Area 355 sq ft – 33 sq m



Ground Floor



First Floor

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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.

