

# 57 BURPHAM LANE

Burpham



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

- Two double bedrooms
- Two reception rooms
- Kitchen overlooking the garden
- First floor bathroom
- Approx. 882 sq ft of accommodation
- Views across Sutherland Memorial Park
- Mature rear garden with established planting
- Off-street parking to the front
- Catchment for several well-regarded local schools

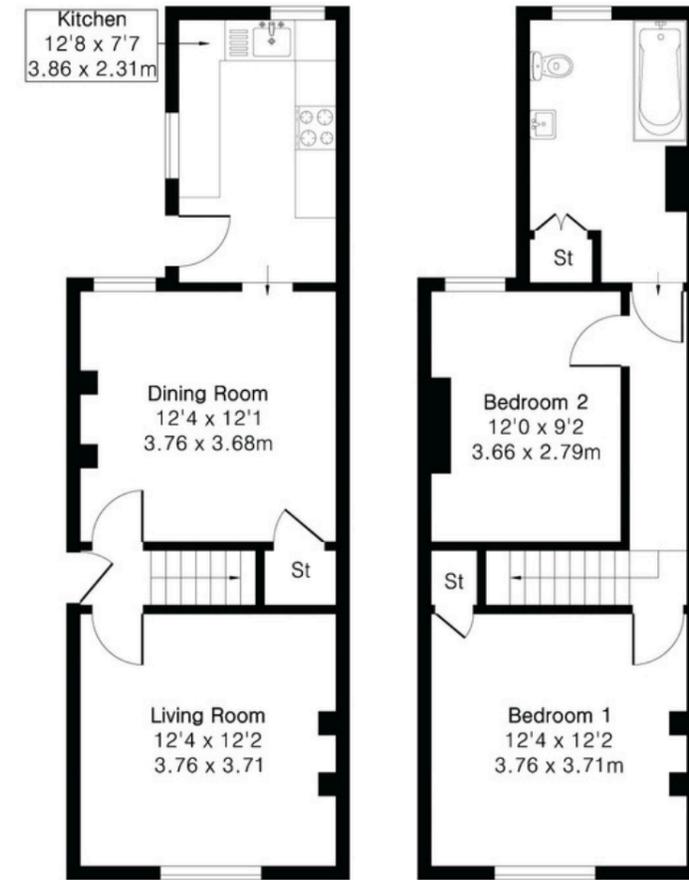


Tenure: Freehold. Council Tax Band: D. EPC: D

**Approximate Gross Internal Area 882 sq ft - 82 sq m**

Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 441 sq ft – 41 sq m



Ground Floor

First Floor

# FROM THE AGENT

"It is really exciting to find such an attractive period cottage which also offers off street parking and a large rear garden"

*James*

James Boyden  
Branch Manager



# GROUND FLOOR

The property is approached from the side, where the main entrance opens into a welcoming hallway. To the front of the home is a bright and inviting living room featuring a decorative open fireplace with an attractive wooden surround that adds character and warmth to the space. Adjacent to this is the dining room, which enjoys views over the rear garden and offers ample space for a family dining table, making it ideal for both everyday meals and entertaining.

The kitchen is positioned at the rear of the property and benefits from direct access to the garden. It is fitted with a range of oak wall and base units, providing practical storage and work surfaces.

There is space for a freestanding cooker as well as additional appliances including a dishwasher, washing machine, and tumble dryer. A side-facing window allows for natural light, while a door opens directly onto the patio area.



# BEDROOMS & BATHROOMS



Upstairs, the first floor comprises two well-proportioned double bedrooms. One of the bedrooms benefits from a built-in wardrobe cupboard, providing convenient storage. The family bathroom is generously sized and fitted with a classic white suite consisting of a bath with shower over, a WC, and a pedestal wash hand basin. A rear-facing window ensures good natural light and ventilation.



# OUTSIDE & SETTING

Externally, the property enjoys a sunny rear garden with a desirable westerly aspect. The garden features a variety of mature shrubs and established planting, creating a pleasant and private outdoor setting. A patio area directly adjoins the property and provides an ideal space for outdoor dining and entertaining, leading onto a well-maintained, level lawn. To the front of the property there is off-road parking for one vehicle. Overall, the property offers an appealing combination of character, practicality, and future potential in a convenient residential location.





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