

89 DAIRYMANS WALK

Burpham



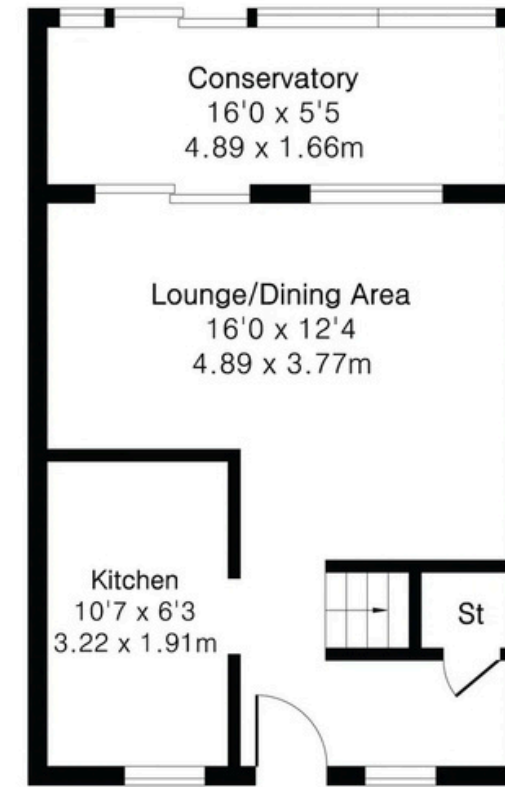

**Chantries
& Pewleys**
ESTATE AGENTS



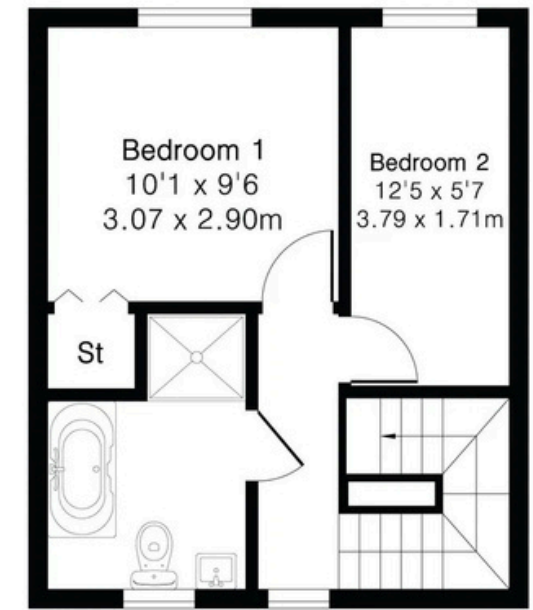
Approximate Gross Internal Area 721 sq ft - 67 sq m

Ground Floor Area 410 sq ft – 38 sq m

First Floor Area 311 sq ft – 29 sq m



Ground Floor



First Floor

AT A GLANCE

- Two bedrooms
- Open plan lounge/dining room
- Conservatory
- Decked rear garden
- Communal green
- Kitchen
- First floor bathroom
- Allocated parking space
- No onward chain
- Within the catchment for several schools



The front door opens into a hallway with stairs rising to the first floor and access into the main living space. The lounge/dining room is a bright space and arranged to give a clear seating area at the front and dining area toward the rear, naturally leading into the conservatory. This connection creates a more open, usable living environment rather than separate, closed-off rooms. The kitchen sits to the side, fitted with a range of units and work surfaces, with space for appliances and a window providing natural light. The conservatory acts as an extension of the main room. It is currently used for dining, but it could just as easily be a second sitting area or workspace. Doors open directly onto the garden.

Upstairs, the landing gives access to two bedrooms and the bathroom. The main bedroom takes a double bed comfortably. The second bedroom is narrower and better suited to a single room, nursery or office. The bathroom is fitted with a bath, shower enclosure, basin and WC. The rear garden is decked for ease of maintenance. It provides enough space for seating and outdoor dining, with a practical layout that's easy to manage. Allocated parking is provided.



 Chantries & Pewleys

01483 347100

Merrow@chantriesandpewleys.com

249 Epsom Rd, Merrow, Guildford GU1 2RE