

1 HAZELHURST CLOSE

Burpham



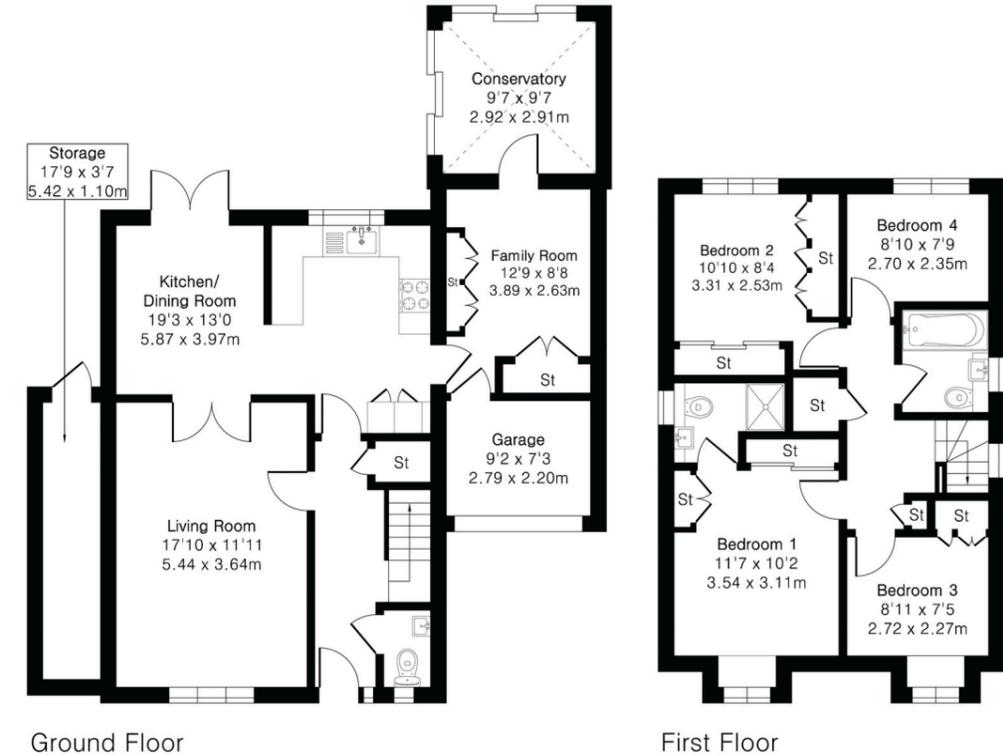
**Chantries
& Pewleys**

ESTATE AGENTS



**Approximate Gross Internal Area 1503 sq ft - 140 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 793 sq ft – 74 sq m
 First Floor Area 581 sq ft – 54 sq m
 Garage Area 66 sq ft – 6 sq m
 Outbuilding Area 63 sq ft – 6 sq m



AT A GLANCE

- Four-bedroom link-detached family home
- Extended kitchen/dining room
- Separate living room with glazed double doors
- Additional family room
- Family bathroom & en-suite shower room
- Cloakroom
- German make Weinor glass room & verandah
- 1503 sq ft including outbuilding and garage
- Landscaped south-facing rear garden
- Catchment for several well-regarded local schools

Tenure: Freehold. Council Tax Band: F EPC: C



FROM THE AGENT

"From the outside, this is a smart, traditional detached home, but it's the rear of the house that really changes your perception. The kitchen opens out to a verandah that genuinely extends the living space into the garden.

Spending time here, you notice how well the ground floor has been adapted for modern life. There's separation where you want it, but the main spaces still connect easily. The kitchen island anchors the house and naturally draws everyone together. It feels well cared for and carefully improved. For a family needing four bedrooms, usable reception space and a strong school catchment, it's a complete package."

Anthony

Anthony Brown
Director



WELL BALANCED

A Kitchen That Anchors the House

The kitchen/dining room sits across the rear of the property and forms the natural heart of the home. A central island provides both workspace and informal seating, while wide patio doors connect directly to the verandah and garden. There is space for a full dining table alongside the kitchen, allowing the room to function equally well for family meals or entertaining.

The layout keeps everything within reach without feeling enclosed, and windows over the sink draw in natural light. Glazed double doors lead through to the main living room, giving flexibility to open the spaces up or keep them separate. The living room sits to the front of the house, it's generous in proportion and is a comfortable, enclosed space – ideal for evenings or quieter moments away from the kitchen hub.

To the rear, there is another reception area with direct access to the glass room. This additional space works well as a playroom/guest bedroom or home office, depending on need. The glass room extends the living space again, linking seamlessly with the verandah outside.



BEDROOMS & BATHROOMS

Four bedrooms arranged for family life

Upstairs, there are four bedrooms. The principal bedroom sits to the front of the house with built-in storage and access to the en-suite shower room. Two further bedrooms provide comfortable children's rooms, while the fourth bedroom offers flexibility as a nursery, study or guest room. The family bathroom is finished in a contemporary style, with bath, shower above, vanity unit and heated towel rail.



THE GARDEN

A genuine extension of the house.

One of the standout features is the glass verandah. It allows the garden to be used beyond the summer months, whether for outdoor dining or relaxed seating. The south facing rear garden is enclosed and private with a central lawn, water feature, established planting and a raised seating area to one corner, ideal for outdoor cinema in the summer evenings. It's a manageable size — enough for children to play, without becoming high maintenance. The house includes a garage and driveway parking.





 Chantries & Pewleys

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