

10 ALFORD CLOSE

Burpham



Chantryes
& Pewleys

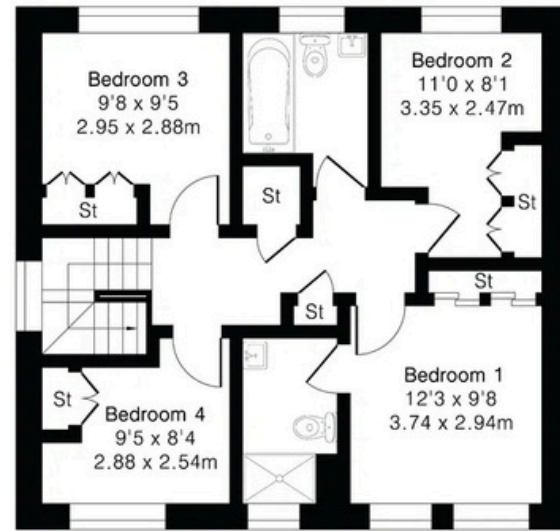
ESTATE AGENTS



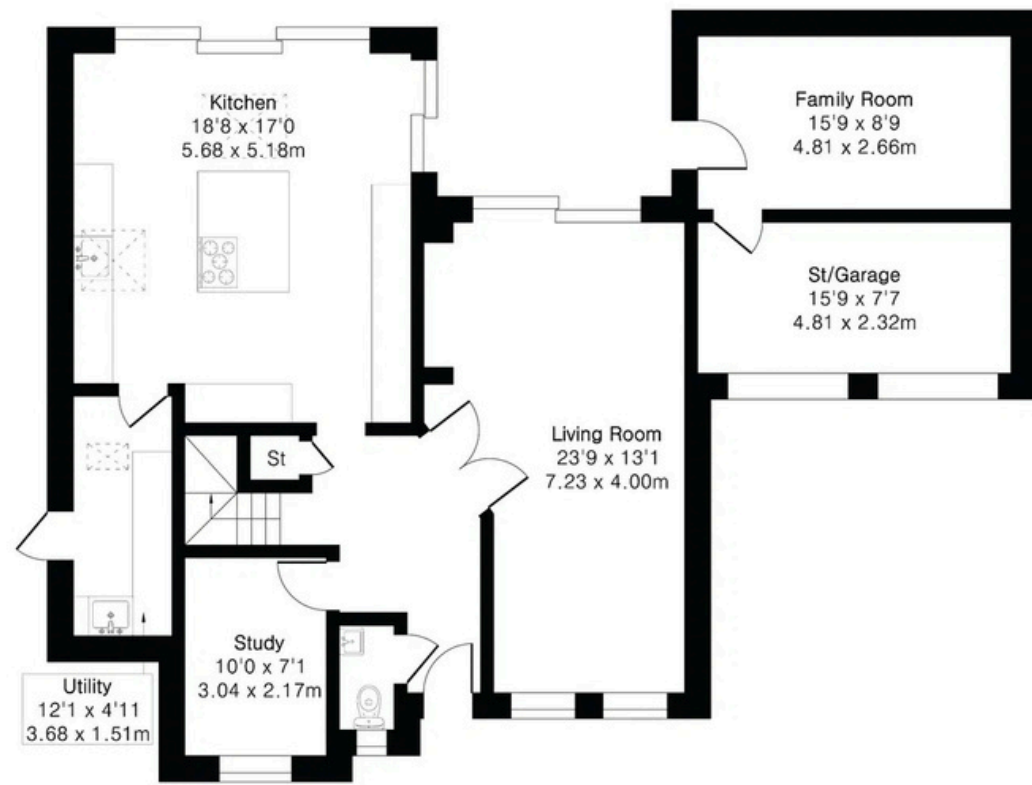
AT A GLANCE

- Entrance hall
- Sitting room
- Extended kitchen / dining room
- Ground floor cloakroom
- Four bedrooms
- Family bathroom
- En-suite shower room
- Garden
- Family room / games room

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



**Approximate Gross Internal Area 1485 sq ft - 137 sq m
(Excluding Garage)**
Ground Floor Area 888 sq ft – 82 sq m
First Floor Area 597 sq ft – 55 sq m
Garage Area 268 sq ft – 25 sq m



Ground Floor

FROM THE AGENT

"What really struck me about this house is how easy it feels to live in."

The extended kitchen is a genuine heart of the home, and the room behind the garage adds flexibility that families will really appreciate."

Anthony Brown
Director



ELEGANT LIVING SPACES

Modern living, simply done well

This is a beautifully presented family home, with a layout that is perfect for everyday life. The main living room is generously sized and comfortable, offering space ideal for relaxed evenings and family time together, whilst the study is perfect for those that work from home. The kitchen and dining space is the heart of the house where daily life is naturally centred. A large island provides informal seating and practical workspace, while rooflights and wide glazed doors allow natural light to flood in and provide a strong link to the garden. It's a space that works equally well for busy mornings, family meals and entertaining.



BEDROOMS & BATHROOMS



Upstairs, the bedrooms are well balanced and thoughtfully arranged, providing comfortable accommodation for a family. The principal bedroom feels calm and has a lovely en-suite shower room, while the remaining rooms are ideal as children's bedrooms, guest space or a home office. Both the bathroom and en-suite are modern and well finished, continuing the clean, contemporary feel seen throughout the house, and reinforcing the sense that this is a home ready to move straight into.



THE GARDEN

The rear garden is level, private and easy to enjoy, with enough space for children to play and for outdoor dining in warmer months. It connects naturally to the main living spaces, particularly the kitchen and dining area, making it feel like a genuine extension of the house.

A separate family room/games room which was formerly part of the garage adds valuable flexibility. The remaining part of the garage offers ample storage for bikes etc and there is also driveway parking. The inclusion of an electric car charging point is a practical, future-focused addition that complements a home designed for modern living.





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