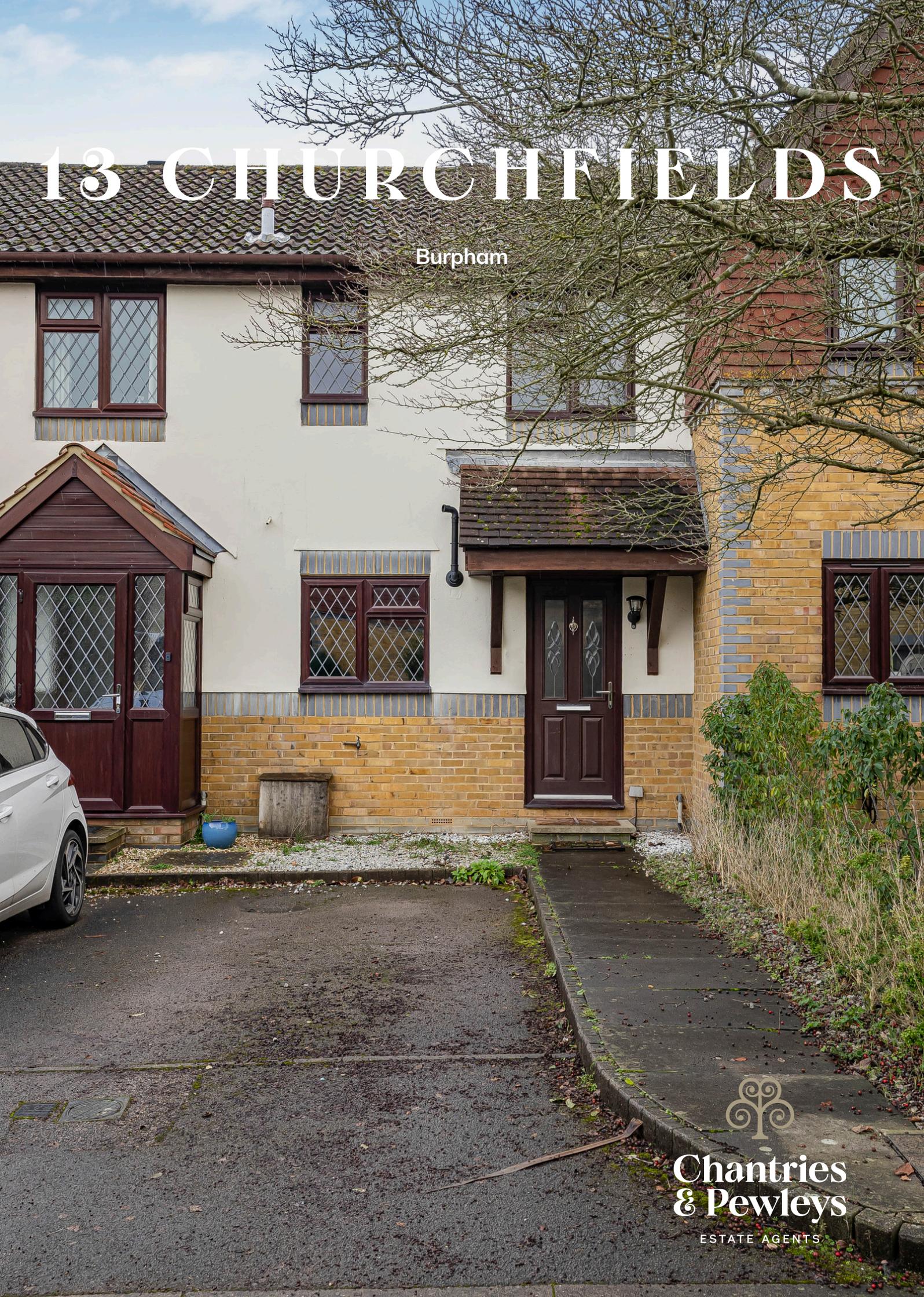


13 CHURCHFIELDS

Burpham



**Chantries
& Pewleys**

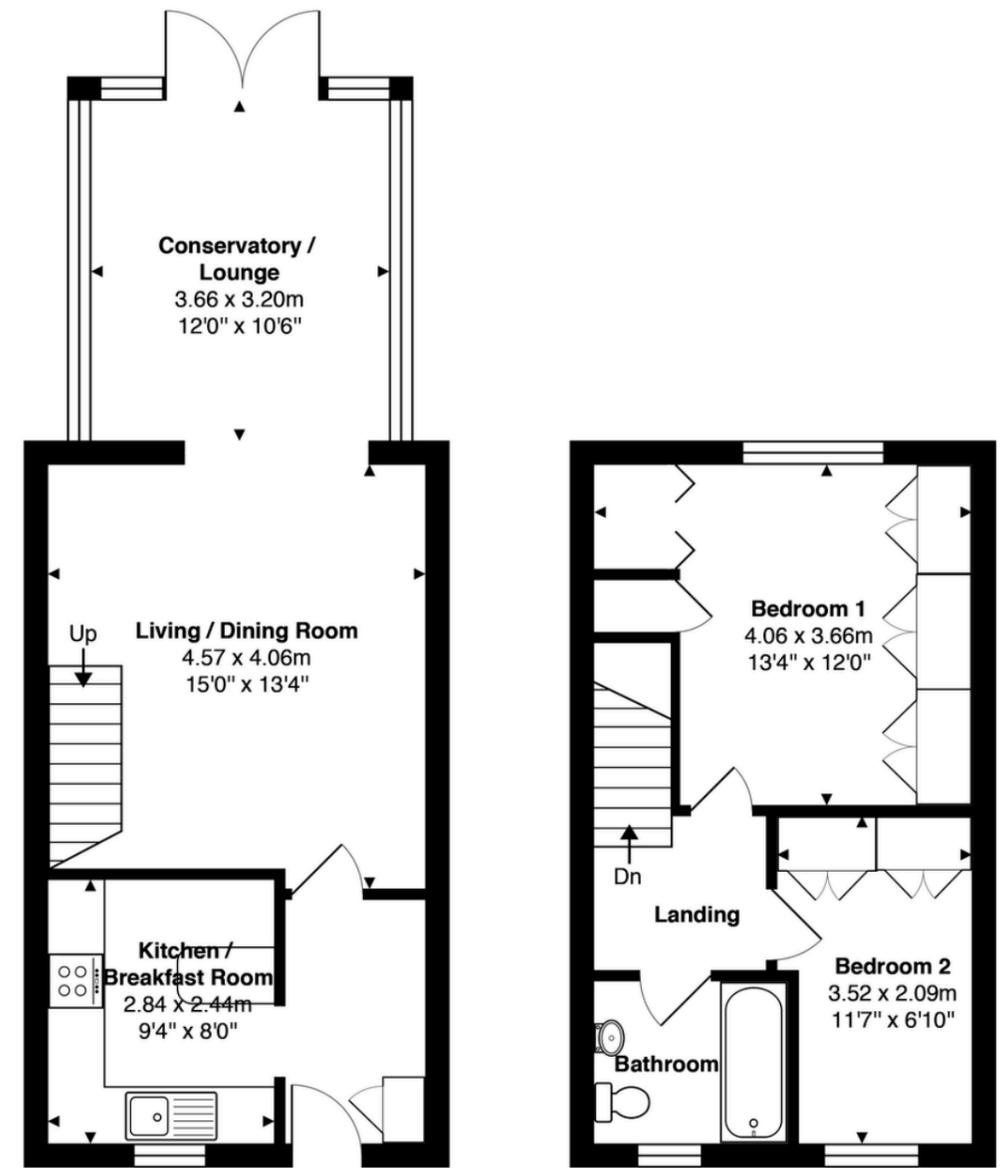
ESTATE AGENTS



AT A GLANCE

- No onward chain
- Two bedroom mid-terraced house
- Open plan living/dining room
- Conservatory overlooking the garden
- Modern fitted kitchen
- Modern bathroom
- Principal bedroom with fitted wardrobes
- Private rear garden with patio terrace
- Garage & parking space
- Within the catchment for several schools

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



Ground Floor **1st Floor**
 Approx. Gross Internal Area 42.2 m² ... 454 ft² Approx. Gross Internal Area 29.7 m² ... 319 ft²

Total Approx. Gross Internal Area 71.9 m² ... 774 ft²

All measurements are approximate and for display purposes only. Not to scale.

The front door opens into a hallway that leads directly into a spacious open-plan living/dining room. At over 15ft in length, this is the main social space of the house, with ample room for both seating and dining, and a staircase rising neatly along one wall. To the rear, the conservatory provides an additional reception area that extends the footprint and has double doors opening onto the garden terrace. It works well as a second sitting room, playroom or home office, depending on needs. Positioned at the front of the house, the contemporary kitchen is arranged in an L-shape with generous worktop space and integrated appliances.

Upstairs, the principal bedroom benefits from fitted wardrobes along one wall, keeping the room uncluttered and functional. The second bedroom sits to the rear and is well suited as a nursery, guest room or home office. The bathroom has been refitted in a modern style, with a clean, cohesive finish.

The rear garden is enclosed and private, with a paved terrace directly outside the conservatory, ideal for outdoor dining in warmer months and a lawn beyond with established boundary fencing. It is a manageable size, offering usable outside space without being high maintenance. There is a parking space and a garage in a nearby block, providing useful additional storage or secure parking. Offered to the market with no onward chain, the house presents a straightforward opportunity for a buyer seeking a home they can move into without delay.



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