

1 BURLINGHAM CLOSE

Merrow Park



**Chantries
& Pewleys**

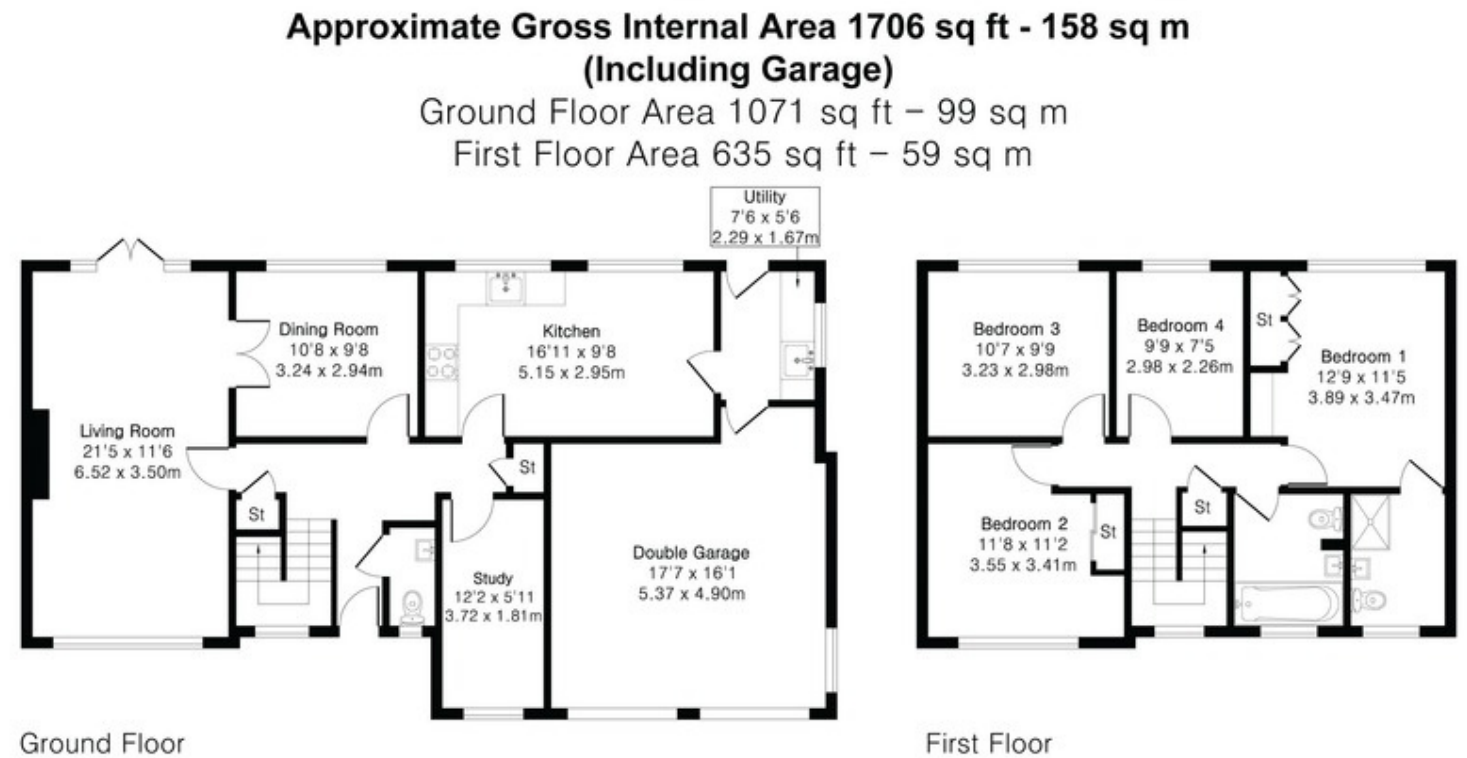
ESTATE AGENTS



AT A GLANCE

- Four-bedroom detached family home
- Generous corner plot
- Double garage and driveway parking
- Three reception rooms including a study
- Spacious sitting room with doors opening to the garden
- Kitchen with adjoining utility room
- Principal bedroom with en suite shower room
- Mature south-facing enclosed rear garden
- Catchment for several well-regarded local schools
- No onward chain

Tenure: Freehold. Council Tax Band: G



FROM THE AGENT

"The layout is what makes this house work so well. The generous living room, separate dining room and kitchen each have a clear purpose, while the study adds valuable flexibility for home working. Combined with a double garage, mature garden and a corner position, it's a home that's been well cared for and offers plenty of potential for its next owners."

James

James Boyden
Sales Associate



NATURAL LIGHT

The sitting room is the principal living space, extending the depth of the house with parquet flooring, a large front-facing window and glazed doors opening directly onto the rear garden.

Adjoining the sitting room, the separate dining room, also with parquet flooring, enjoys views across the garden.

A further reception room to the front of the house offers valuable flexibility as a home office, playroom or snug, depending on individual requirements.





FAMILY KITCHEN

The kitchen is arranged with an extensive range of fitted units and generous worktop space, with room for a breakfast table beside the window. The layout is practical for day-to-day use, while the adjoining utility room keeps laundry and additional storage separate from the main kitchen and provides direct access outside.



FIRST FLOOR

Upstairs, the principal bedroom includes fitted wardrobes and an en suite shower room. A spacious family bathroom and three further bedrooms provide comfortable accommodation for a growing family or those requiring guest rooms or additional workspace. There is also a spacious loft.





GARDEN & SETTING

The rear garden is enclosed by mature hedging, creating a good degree of privacy while providing plenty of space for children to play or for outdoor seating and entertaining. To the front, the driveway provides off-road parking and leads to the double garage, offering additional storage or secure parking.



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