

Bourne

ESTATE AGENTS



Sutherland Drive, Burpham, Guildford, Surrey, GU4 7YJ

Asking Price £995,000

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Located in the popular Burpham area of Guildford, this excellent five bedroom detached house offers spacious living.

The porch opens into the spacious hallway with stairs to the first floor. The living room features a window overlooking the front and sliding doors to the rear leading to the garden. The adjacent family room also has two sets of sliding doors to the garden, allowing in plenty of natural light. The spacious kitchen/diner features a range of units. Off the kitchen is another hallway which provides access to the garage, shower room and bedroom. The ground floor also benefits from a study and downstairs wc.

The first floor offers four further bedrooms, all benefitting from built in wardrobes and the main bedroom with en-suite. The family bathroom comprises wc, wash hand basin and bath.

The rear garden features a patio area and lawn and is bordered by hedges.

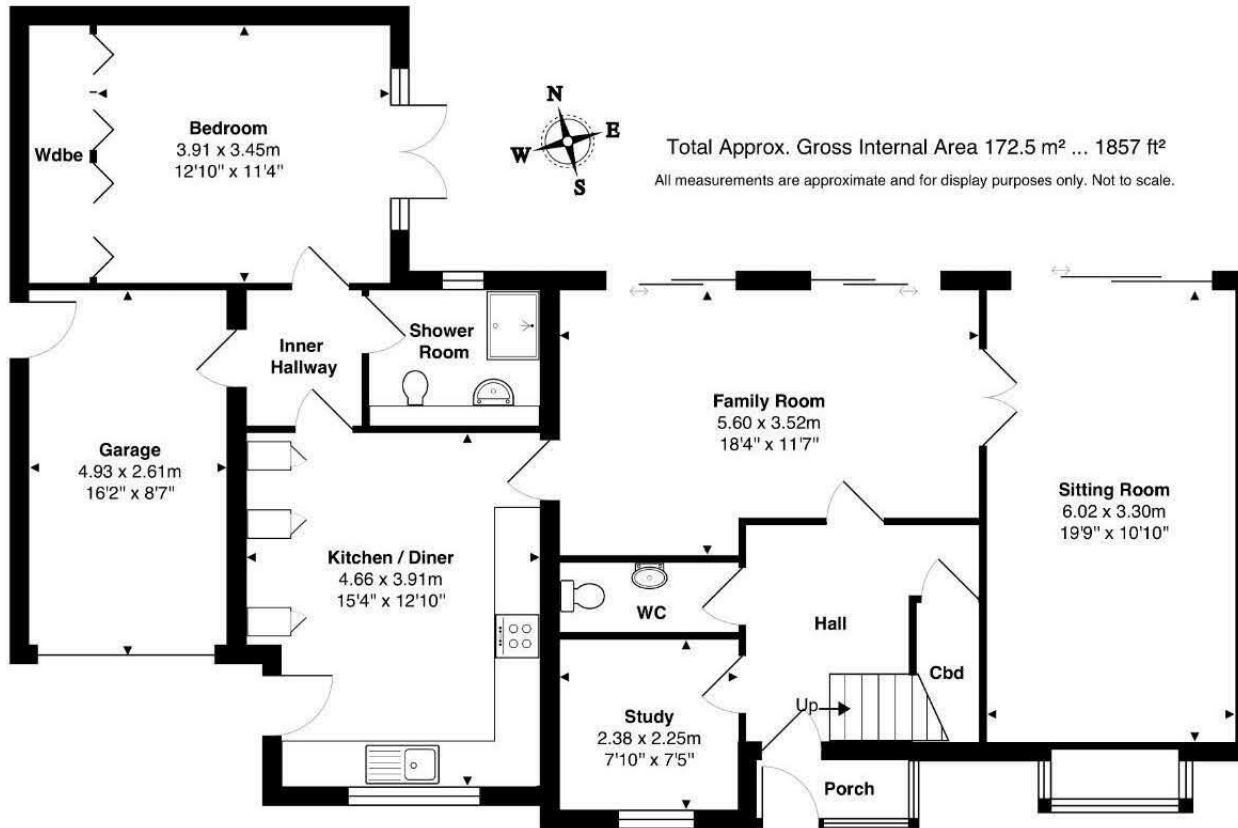
The property further benefits from driveway parking and garage.

- Detached House
- Five Bedrooms
- Study
- Garage
- Driveway
- Garden
- Popular Location
- Council Tax Band: F

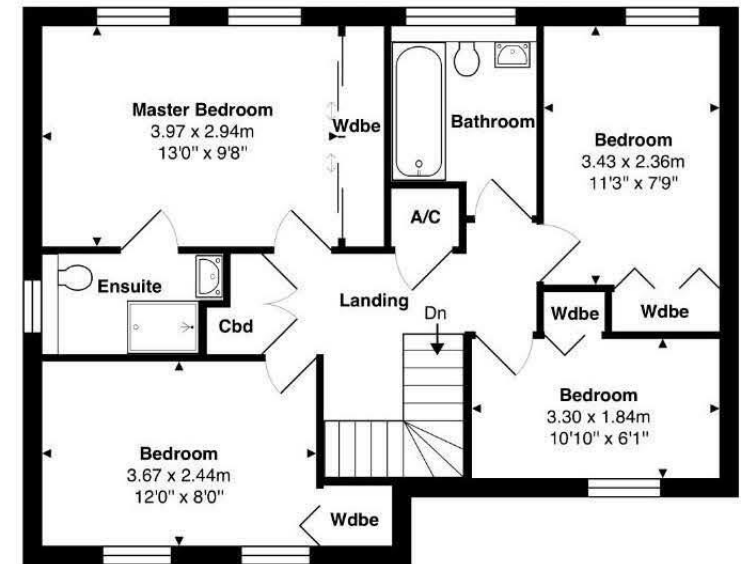


Floorplan

Floorplan 1



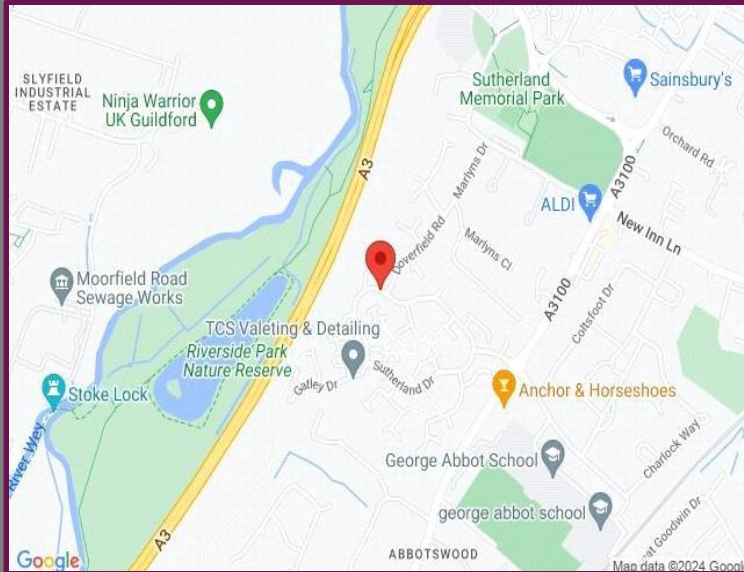
Ground Floor
Approx. Gross Internal Area 113.6 m² ... 1222 ft²



1st Floor
Approx. Gross Internal Area 58.9 m² ... 634 ft²

Location

Sutherland Drive is located in the highly sought after Burpham area of Guildford. Guildford Town Centre is located approximately 2.2 miles away which has an array of shops and restaurants.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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