



ESTATE AGENTS



Marlyns Drive, Guildford, Surrey, GU4 7LT

Asking Price £850,000

Marlyns Drive, Guildford, Surrey, GU4 7LT

Located in a highly sought after residential area, this three bedroom house offers spacious and light accommodation throughout. The property is offered to the market with no onward chain.

The spacious living room has a feature fireplace and windows overlooking the front and side. To the rear is the modern kitchen and a separate dining room with doors to the garden. The ground floor also has a bathroom with wc, wash hand basin and shower.

The first floor offers three double bedrooms, all with built in wardrobes. There is also a second bathroom and separate toilet.

The rear garden has a patio area and the rest is laid to level lawn. The garden is bordered on one side and to the rear by a variety of hedges, providing a degree of privacy.

The property further features driveway parking and garage and has the added benefit of an electric vehicle charging point.

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Garden
- Driveway Parking
- Garage
- Council Tax Band: F



Floorplan



Marlyns Drive, Guildford, GU4

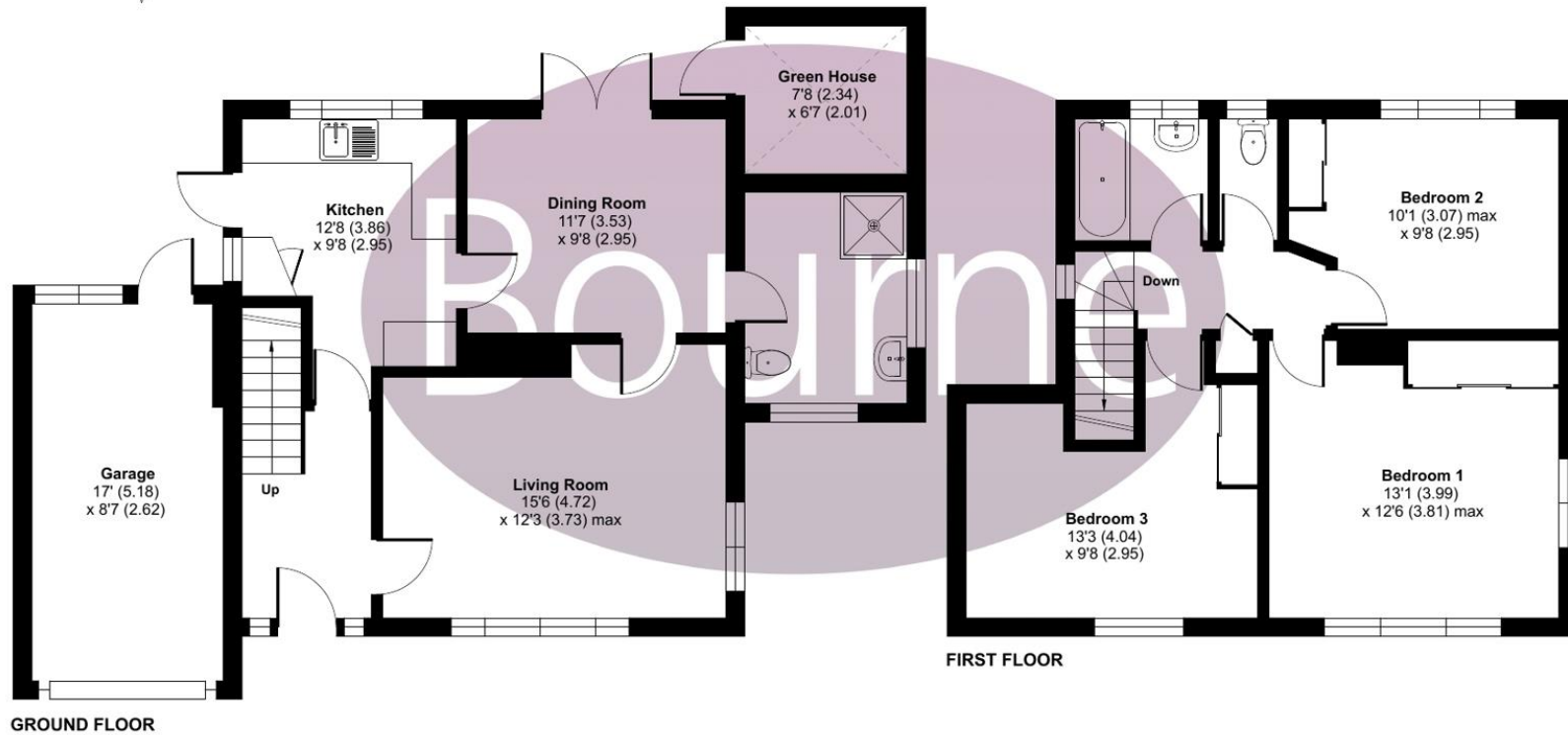
Approximate Area = 1108 sq ft / 102.9 sq m

Garage = 147 sq ft / 13.6 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1304 sq ft / 121 sq m

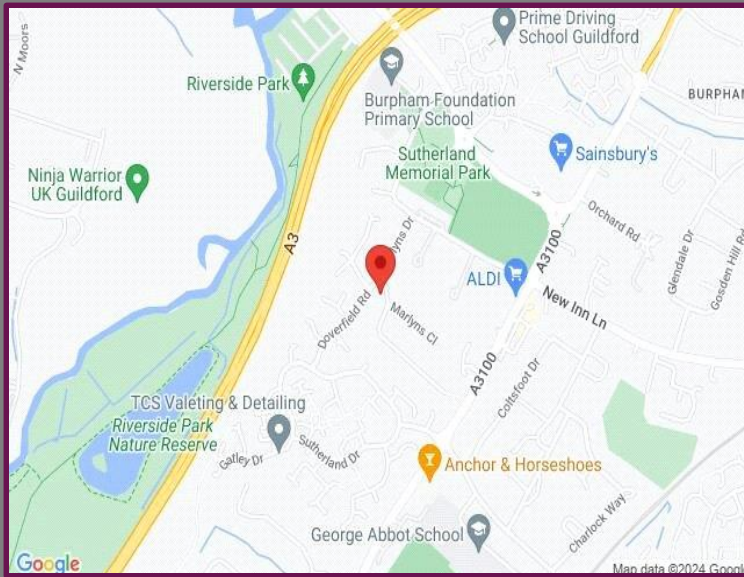
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1137852

Location

Marlyns Drive is in a residential area in the very popular Burpham area of Guildford, very close to local shops, supermarkets and within the catchment area of excellent local schools including George Abbot Secondary School. The nearby A3 provides excellent road access to London, the M25 and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(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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