



ESTATE AGENTS



Burden Way, Guildford, Surrey, GU2 9RD

Asking Price £475,000

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This extended three bedroom end of terrace home is well presented throughout and is located on a popular residential road and also benefits from having a garage.

As you step inside, you are greeted by the spacious hallway with stairs to the first floor. At the front is the bright living room with a window overlooking the front garden. The impressive kitchen/dining room at the rear features bi-fold doors where views can be enjoyed of the garden. The ground floor also offers a utility room and shower room.

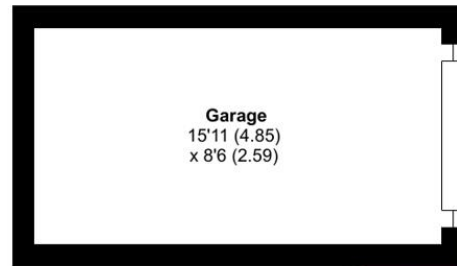
The first floor comprises three bedrooms and the family bathroom. Two of the bedrooms benefit from built in storage. The modern bathroom has wc, wash hand basin and bath.

The east facing garden is well maintained with patio area and level lawn and gate providing rear access.

- Three Bedrooms
- Two Bathrooms
- Impressive Kitchen/Diner
- Utility Room
- Garage
- Garden
- Well Presented
- Council Tax Band: D



Floorplan



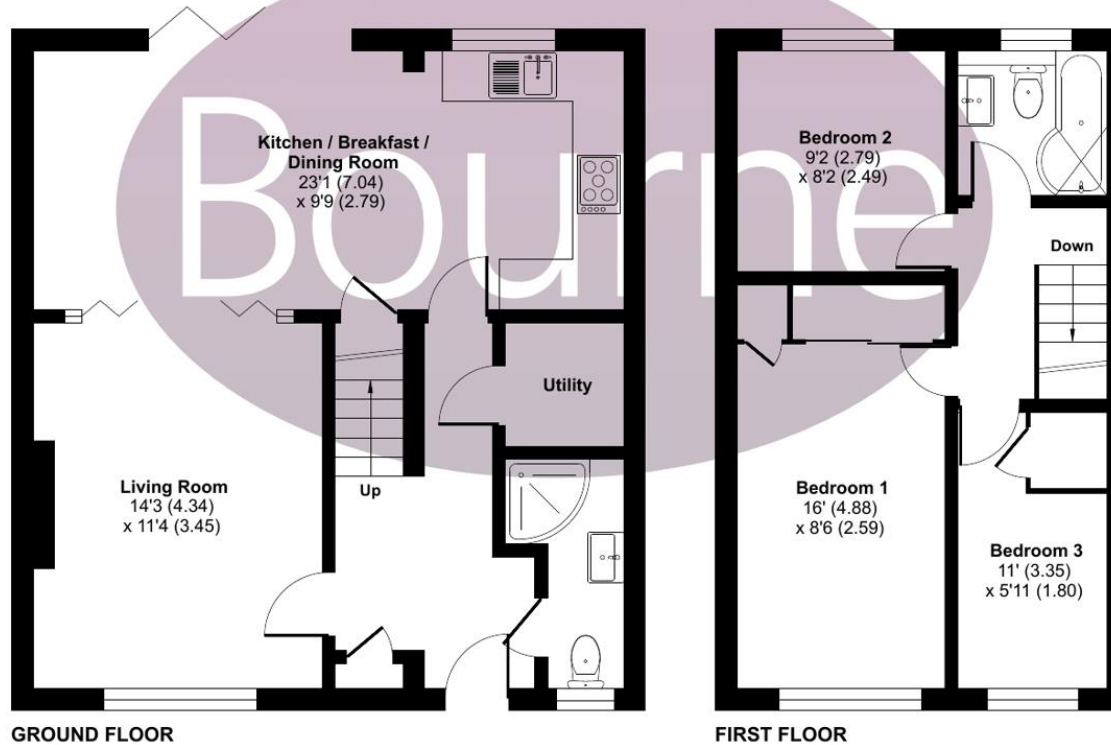
Burden Way, Guildford, GU2

Approximate Area = 942 sq ft / 87.5 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1078 sq ft / 100.1 sq m

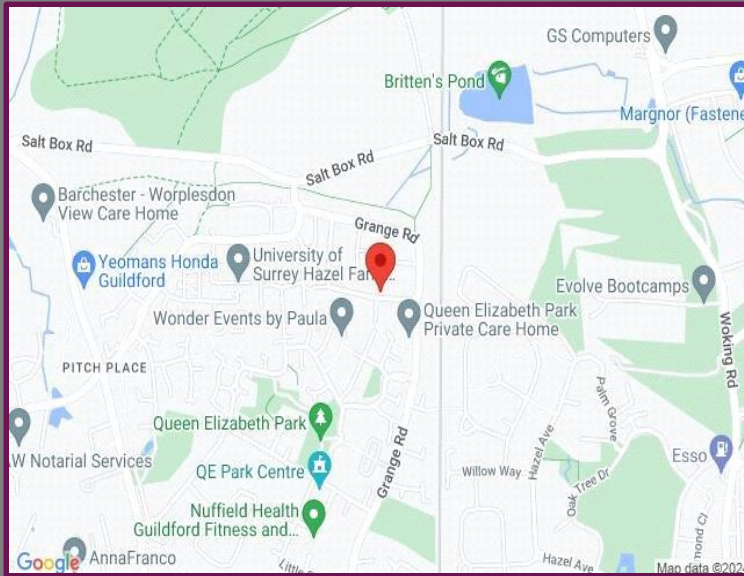
For identification only - Not to scale



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: 1152595

Location

This property is located in Burden Way in a popular residential road just a few hundreds yards away from Whitmoor Common and local shops and is just approximately 1.6 miles from Worplesdon station and approximately 2 miles from Guildford Mainline Station and town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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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