



Fir Tree Lodge, London Road, Burpham, Surrey, GU1 1YT





Master bedroom with en-suite & dressing room
2 further bedrooms
Family bathroom
Sitting room
Family room
Kitchen/dining room
Utility/cloakroom
Garage
Freehold
Council tax band F. EPC D.

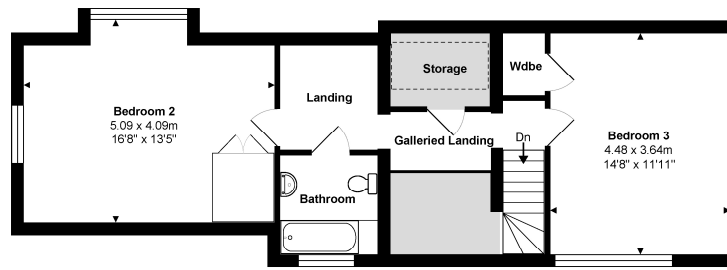
A charming, attached character property, that has been completely re-furnished throughout and is set in a secluded and tucked-away location, but within moments of the Parade shops at Burpham. The accommodation offers a huge amount of flexibility with a good sized living room with patio doors onto the garden, family room and newly fitted kitchen/dining room, utility room/cloakroom and main bedroom with en-suite facilities. On the first floor you will find two further bedrooms and a family bathroom.



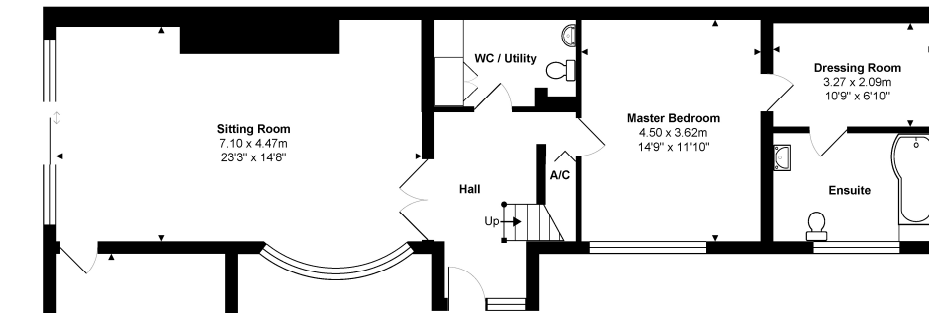
Outside, the property is approached via a brick driveway to a double garage and gates to the courtyard drive and property. To the side is access to the rear garden, laid to lawn with mature shrub borders, trees and wall to rear.

The location is a particular feature for this property, being within walking distance of several excellent schools, including Burpham Primary school and George Abbot secondary school. Two supermarkets are close by including Sainsburys Superstore and an Aldi plus a parade of shops offering a bakery, post office and a restaurant are all within walking distance.

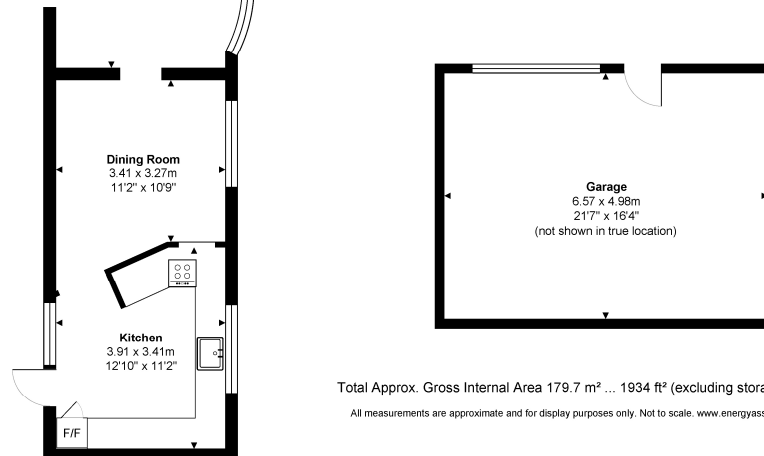
Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. There are 2 stations in Guildford and from the main station there is a regular and fast service to London Waterloo, taking approximately 37 minutes. The A3 is only about 5 minutes drive away which links to the M25.



1st Floor
Approx. Gross Internal Area 52.2 m² ... 562 ft²



Ground Floor
Approx. Gross Internal Area 127.5 m² ... 1373 ft²



Total Approx. Gross Internal Area 179.7 m² ... 1934 ft² (excluding storage, garage)

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

