



12 Manston Road, Burpham, Guildford, Surrey, GU4 7YE





3 bedrooms
Family bathroom
Living room
Dining room
Kitchen
Conservatory
Cloakroom
Driveway & garage
Rear garden
Freehold. Council tax band F. EPC D.

A beautifully presented three bedroom detached house, which has been updated and modernised by the current owners throughout, located in a sought after area in Burpham within the catchment for several excellent schools.

On the ground floor an entrance hall leads into a spacious living room that flows into the dining room and a contemporary fully-fitted kitchen. Special features of note here include underfloor heating and a sleek gas fire place. Additionally, there is a conservatory and cloakroom. The first floor comprises of the master bedroom with en-suite, two further bedrooms and a family bathroom. Outside there is a driveway and garage and to the rear, a patio leads to lawn with mixed borders.

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.

