



Linden, Barton Road, Bramley, Surrey, GU5 0EB

 Chantries
& Pewleys





No onward chain
Detached bungalow
3 bedrooms
16ft sitting room
Separate dining room
Fitted kitchen
Off road parking
Private garden with large shed
Walking distance of village shops
Freehold. Council tax band F. EPC D.

Set at the end of a small cul-de-sac within a level walk of Bramley village centre, this attractive cottage style bungalow is offered to the market with the benefit of no on going chain. The property offers flexible accommodation which comprises 3 bedrooms, a 16ft sitting room with wood burning stove and French doors to the rear garden, separate dining room, fitted kitchen and bathroom. Further features includes replacement double glazing and gas fired central heating.

To the front of the property there is off road parking and a pathway to the rear where there is a good sized south easterly facing garden. A patio leads to lawn with established shrub and flower beds. At the foot of the garden there is a large garden workshop with potential to be used as a home office

Bramley enjoys a vibrant local community spirit along with its thriving village High Street where you will find a fine local butcher, greengrocer, supermarket, coffee shop and post office. There are two public houses as well as a library, a historic church and Bramley Golf Club. The village has regular bus links to Guildford, Godalming and Cranleigh.

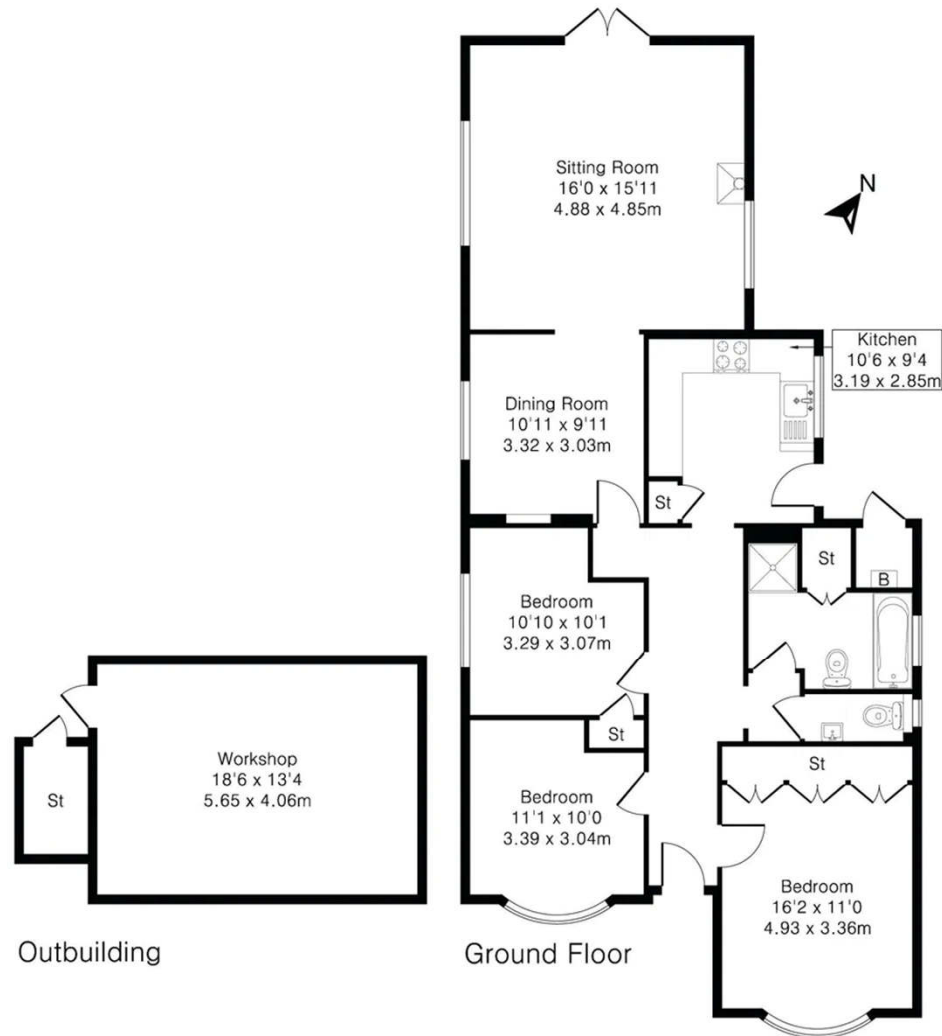
Guildford, only 3 miles north of Bramley, is the historic and vibrant county town of Surrey. With its cobbled High Street and riverside scenes, the town offers a comprehensive range of shopping, social, recreational and educational facilities. The mainline station provides a fast commuter service to Waterloo in 38 minutes. Bramley is situated within the Surrey Hills and is surrounded by miles of beautiful open countryside, ideal for walking, cycling and horse riding.



Approximate Gross Internal Area 1381 sq ft - 128 sq m

Ground Floor Area 1100 sq ft – 102 sq m

Outbuilding Area 281 sq ft – 26 sq m



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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.

