



Glendale Drive, Burpham, Guildford

OIEO £625,000

# Glendale Drive, Burpham, Guildford

A stunning brand new three bedroom semi-detached house that has just been completed to an extremely high standard throughout and features a superb 18'5 vaulted kitchen/family room with tri-folding doors leading to the garden, reception room, utility, ensuite, family bathroom and cloakroom. Ideally situated in one of the most desirable residential areas of Guildford, within the catchment area of renowned local schools and just 1.5 miles from the town centre, houses of this quality rarely come onto the market and an early viewing is strongly advised.

The substantial front door leads into a spacious hall with cloakroom and door to side leading to the reception room with window to front. Also off the hall is a useful utility room with door to side. To the rear is a stunning vaulted kitchen/family room with window to side, skylights and a wall of folding doors to the rear opening to the rear garden. The kitchen area comprises an extensive range of fitted units with built-in appliances and central island with integral breakfast bar.

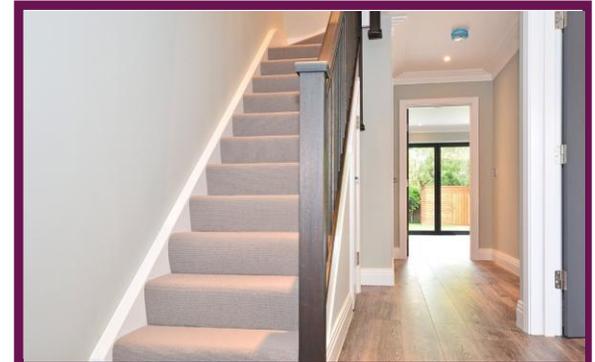
The 1st floor landing leads to the master bedroom with window to front and door to a stunning contemporary ensuite shower room. Also on this floor are two further bedrooms and a contemporary family bathroom.

Outside to the front is a private driveway providing parking space and gated side access to the rear.

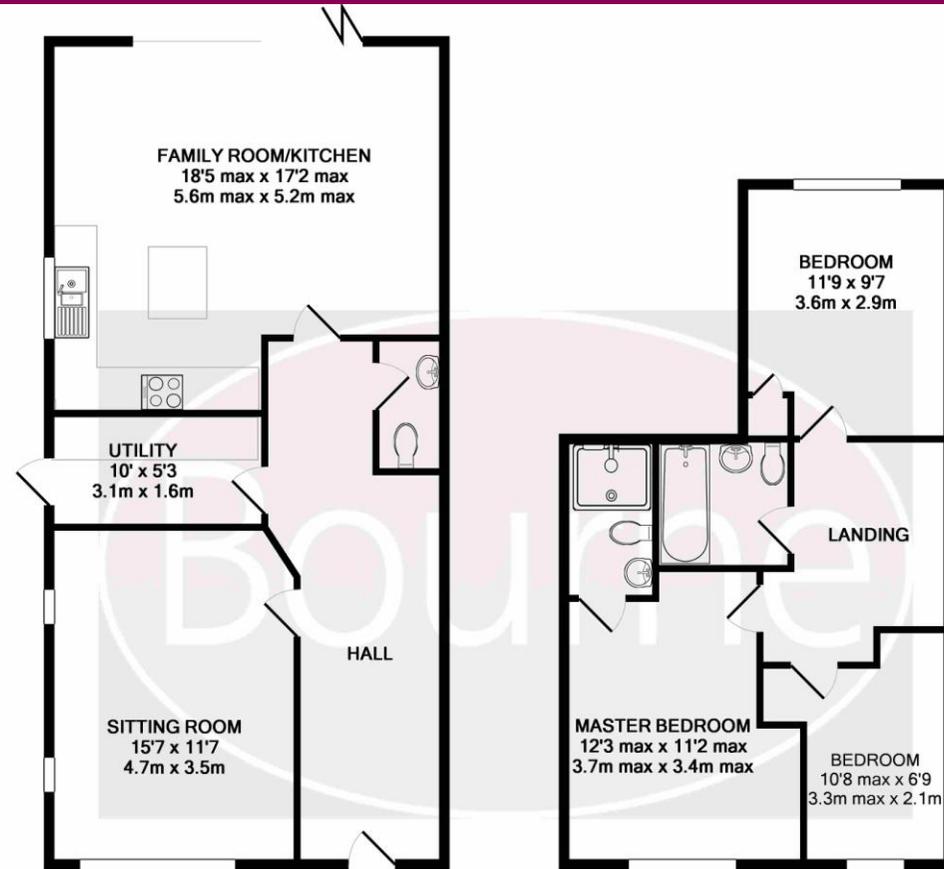
The landscaped rear garden comprises a flagstone terrace with external lighting and power points with remainder laid to level lawn.

AGENTS NOTE: Please note internal photography is from a similar development.

- Brand New House
- Superb Quality Throughout
- 18'5 Kitchen/Family Room
- Three Bedrooms
- Reception Room
- Ensuite & Family Bathroom
- Utility & Downstairs Cloakroom
- Off-Street Parking
- Landscaped Garden
- Popular Location



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 699 SQ.FT.  
(64.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

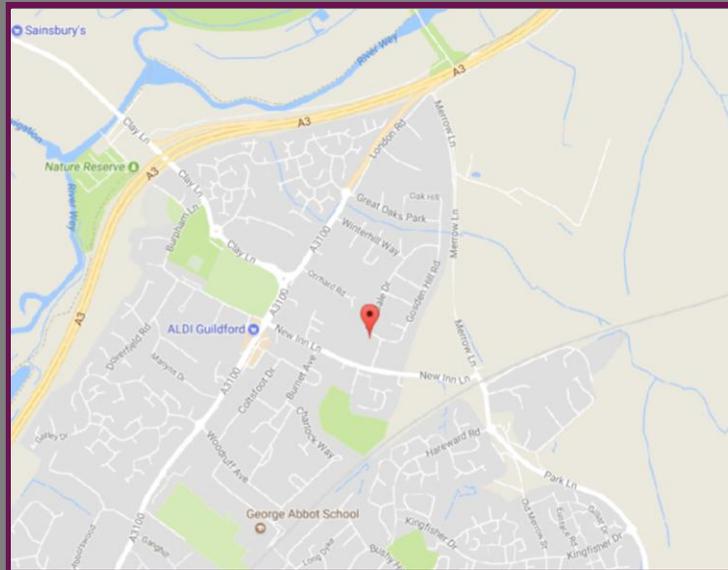
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Location

Glendale Drive is a residential road in the popular Burpham area of Guildford, within the catchment area for the Ofsted  Outstanding  Burpham Primary School and George Abbot School. The property is approximately a mile from London Road station and just over 1.5 miles to the town centre and just around the corner are local shops and supermarkets.



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.



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