



Detached family home on a sought-after road

6 Orchard Road, Burpham, Guildford, Surrey, GU4 7JH

Freehold



Excellent living accommodation • Opportunity to modernise and update • Three reception rooms • Four bedrooms • Delightful garden of 0.3 acre • No onward chain • Off street parking and garage

Local information

The property occupies a convenient location on a sought after residential road, approximately 2 miles from Guildford's High Street and within easy reach of all the local amenities of Burpham. Guildford offers a wide range of shopping, leisure and cultural amenities, restaurants including Ivy Brasserie and Ivy Asia, the renowned Yvonne Arnaud theatre, G Live entertainment venue and a multiplex cinema.

Communications are good, with the A3 connecting with the M25 at Wisley for access to the airports and the national motorway network. In addition, the town benefits from two railway stations offering fast and frequent services into London Waterloo, with journey times from around 35 minutes.

Burpham Primary School and George Abbot School are within easy reach as well as the nearby Guildford High School, Royal Grammar School, Lanesborough, Tormead and St Catherine's.

Sporting and recreational opportunities include the Spectrum Sport and Leisure Centre, golf at a number of local clubs and rowing on the River Wey. In addition, the Surrey Hills Area of Outstanding Natural Beauty offers miles of walking, cycling and riding country.

About this property

6 Orchard Road represents an excellent family home situated on a pleasant no through road.

The home would benefit from some further modernisation throughout. Offered to the market with no onward chain, the house has spacious and light accommodation making it perfect for family living whilst enjoying a delightful rear garden.

The ground floor comprises three well balanced reception rooms, a kitchen and a cloakroom.

Four good sized bedrooms and a family bathroom can be found on the first floor.

The gardens are a particular feature of the property, this tranquil and private space measures approximately 0.3 acre with a large area of lawn, framed by mature hedging and planted with a number of trees.

There is ample driveway parking leading directly to a garage to the rear of the house. There is also a useful outside store integral to the rear of the house.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = E

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1632 sq ft

Outbuildings 187 sq ft

Total 1819 sq ft

Savills Guildford

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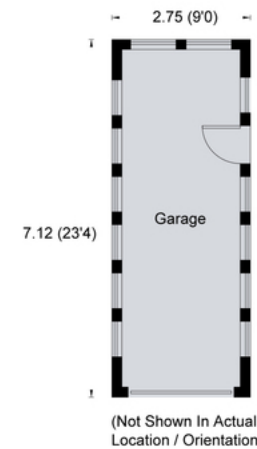
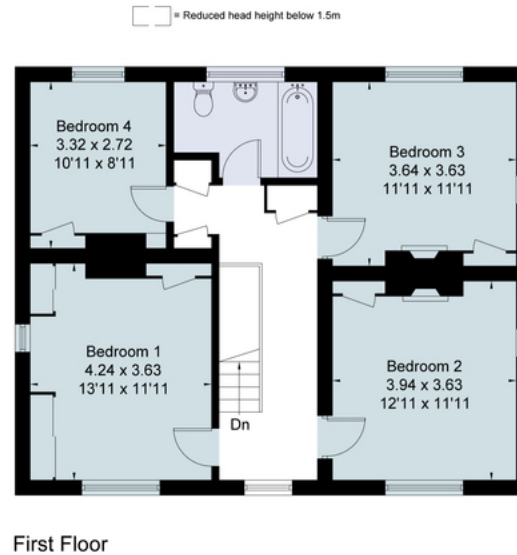
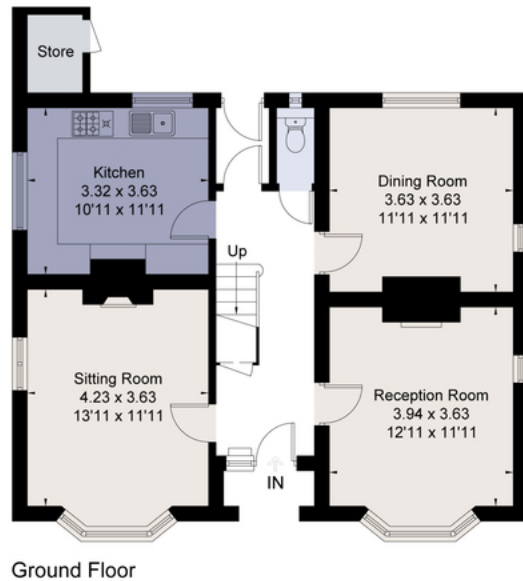
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Approximate Area = 1632 sq ft / 151.6 sq m
 Garage = 169 sq ft / 15.7 sq m
 Store = 18 sq ft / 1.7 sq m
 Total = 1819 sq ft / 169 sq m
 Including Limited Use Area (7 sq ft / 0.7 sq m)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 298406

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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