



4 A Glendale Drive, Guildford GU4 7HX



COLLINS
Independent Estate Agent





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£550,000

Freehold

This linked detached four bedroom home is found in a popular street close to Burpham Parade and very good schooling. Dating originally from the 1990s the property was later extended to the rear to provide an additional bedroom and separate utility room. The current owners have totally refurbished the house during their 8 year ownership from top to bottom to include the kitchen, bathroom and shower rooms. The "nearly new" feel is found throughout this home which offers a deceptive amount of space, especially to the ground floor. The bedrooms offer a unique twist that could be interpreted in a variety of ways. Bedrooms one, two and three have a separate staircase access to bedroom four which is totally separate and ideal as an annexe. Other improvements include some updating of the wiring, a replaced boiler in 2012 and the garage alteration to accommodate a study/office off the new utility room. Outside the totally enclosed and well kept garden is mainly lawned and faces east with a full width patio terrace and side access via a lockable timber gate.



- Ideal for schools
- Close to local shops
- easy access to A3
- Very well presented home
- Four bedrooms
- Bathroom and two shower rooms
- Alarm, New boiler, double glazed
- Large kitchen and utility room
- EPC - D





Glendale Drive is about two miles in distance from the Upper High Street in Guildford. Locally Burpham parade offers a comprehensive range of stores and the Aldi and Sainsbury's supermarkets at Burpham are on your doorstep. Schooling is well catered for in Burpham with George Abbot secondary school and Burpham Foundation Primary of note. The A3 junction at Burpham makes travelling towards London by car very quick and easy. Most noteworthy though is the good community atmosphere the road enjoys having a good mix of long established and more recent residents and younger families.



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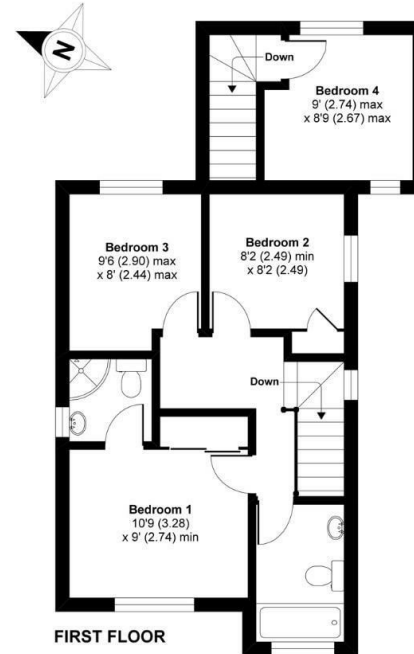
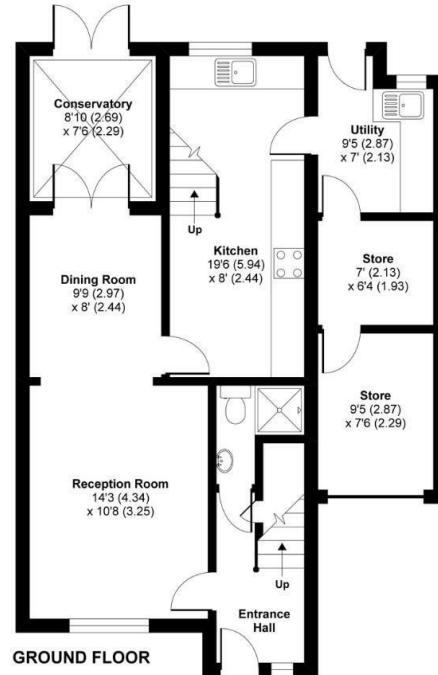
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Approximate Area = 1321 sq ft / 122.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Mark Collins (Guildford) Limited. REF: 594721



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