



54 Burnet Avenue, Burpham, Guildford GU1 1YF



COLLINS
Independent Estate Agent





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£765,000

Freehold

A well presented 1950's clay tile hung family house, purchased 30 years ago by my clients in this sought after Burpham location. The property has been tastefully updated and significantly enlarged 23 years ago with a two storey rear extension and additional alterations to now provide a vast family room with dining space with panoramic garden views. Adjoining this area is a useful study with a street view. Features include a cosy sitting room with original wood block flooring and an open fireplace. The kitchen which is in the middle of the home is well equipped and fitted with a large window looking out onto the terrace and garden beyond. When a new porch was added a larger cloakroom/shower and utility space was created off the generous hall with an original wood block floor. From the hall an attractive staircase turns to the first floor and landing where the bedrooms and refitted family bathroom can be found. There are three bedrooms in total featuring the extended master with dressing area, ensuite and a second large double and good single, all with built in and fitted storage. The garden is very well kept, mature and planted for all seasons with a level lawn. Cleverly screened behind a pergola is a large shed and workshop that could easily be converted to a home office with power. There is side access and 2/3 car block paved driveway. Also noteworthy is a large boarded loft space with conversion possibility.



- Detached character family home
- Driveway parking and lovely garden
- Family bathroom & ensuite with powered showers.
- Downstairs shower/cloakroom/utility
- Gas central heating and double glazed
- Extended living and bedroom space
- master suite with dressing area
- EPC - D





Burnet Avenue is a perfect location for George Abbot Secondary School. The area is also served by several other good schools for children of all ages, so is extremely popular with families. The smart connecting residential streets are mainly made up of 1950's detached and semi detached tile hung houses and bungalows. This is an area that people settle in for many years. Close by is Burpham Parade with local shops, Two supermarkets and the A3 Junction to the M25. The mainline station at Guildford is around 2 miles in distance and offers a fast and frequent service to waterloo in 37 mins.



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Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

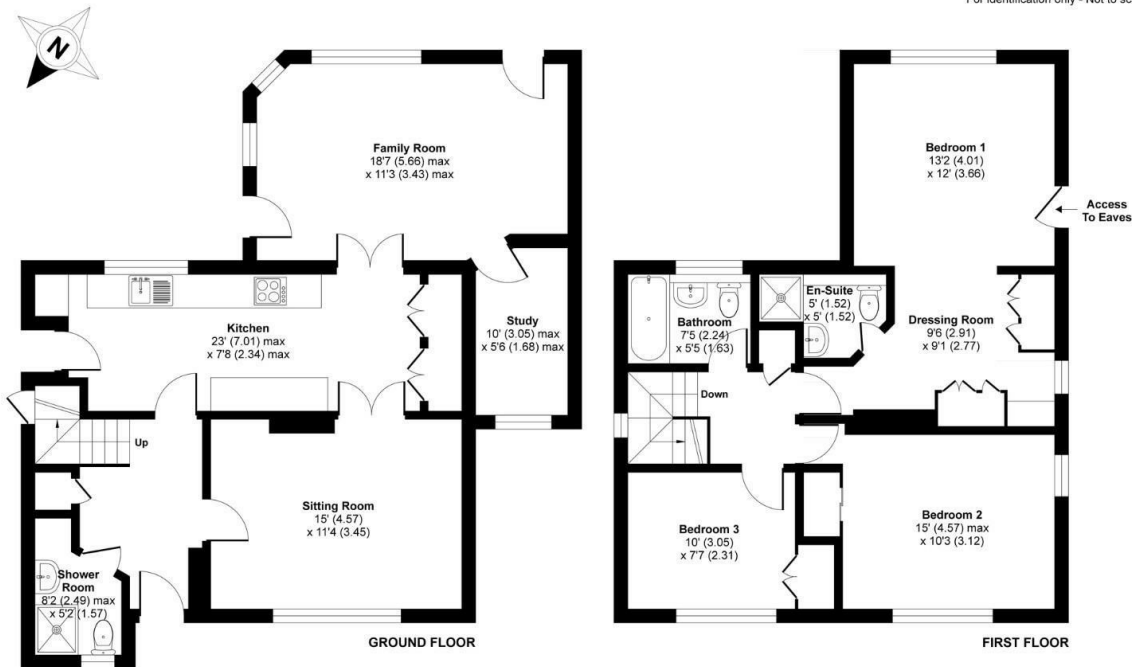
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Approximate Area = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mark Collins (Guildford) Limited. REF: 663460



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