



11 Briar Way, Guildford GU4 7JY



COLLINS
Independent Estate Agent





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Asking price £765,000
Freehold

This 1930's detached "Dutch Barn Style" family home is full of character and is found at the foot of a small cul de sac off the popular Winterhill Way. The property was greatly enhanced when the current owners added a two storey rear extension that provided a larger kitchen and reception space and an additional double bedroom with an ensuite. This also afforded some clever internal alteration that enabled the creation of the large hall, utility and cloakroom. The sitting room is a lovely room with an open fireplace, treble aspect and range of bespoke built fitted furniture. Outside the garden is well kept and stocked with a lovely patio terrace to catch afternoon and evening sun. A double length garage can be found at the side with driveway parking and scope to create more if required. To summarise this is a much loved family home, well kept with some lovely character features in an ideal location for schooling, amenities and access to the A3 and motorway networks.



- Character detached "dutch barn style"
- Burpham cul de sac
- Catchment for outstanding schooling
- Good storage and large loft space
- Four bedrooms and two bathrooms
- Large kitchen extension
- Utility room and cloakroom
- Generous hall, two receptions
- Double length garage and driveway parking
- EPC - D





Briar Way is a small cul de sac in an established location of mainly 1930s built family homes on the popular eastern side of Guildford, made famous by the George Abbot Secondary School. Close by are local shops at Burpham's bustling parade with larger stores of Aldi and Sainsburys also present. The Upper High street at Guildford is just over 2 miles in distance and George Abbot Secondary School 1 mile according to Google.



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

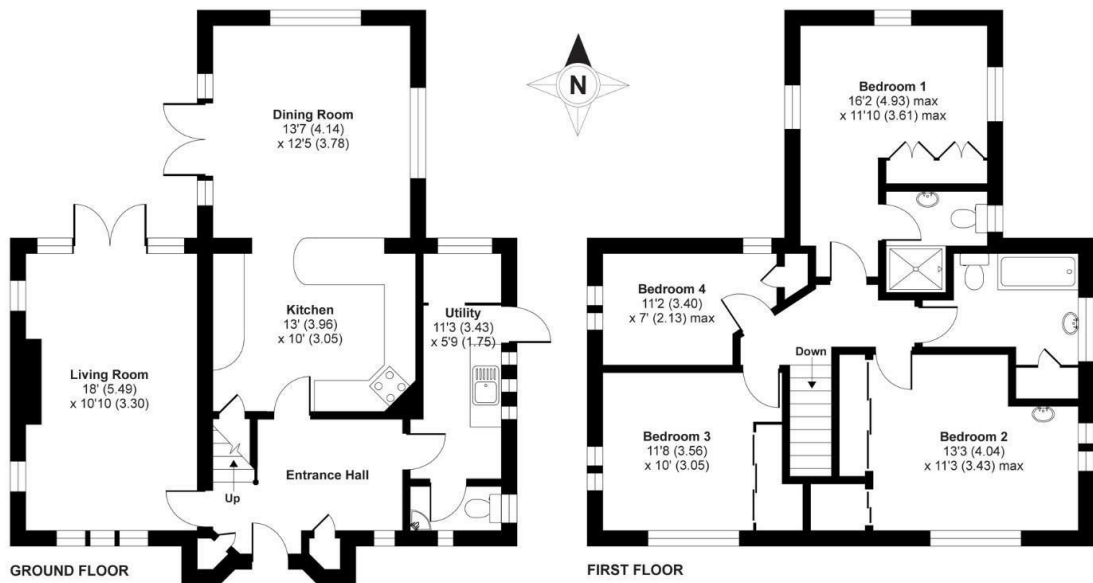
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Briar Way, Guildford, GU4

APPROX. GROSS INTERNAL FLOOR AREA 1465 SQ FT 136.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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