



2 Copse Edge

New Inn Lane, Guildford, Surrey, GU4 7HS

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Offers in excess of £550,000



Tucked away at the end of a private lane this home benefits from a particularly large plot in a discreet and private setting in the ever-popular area of Burpham. Within easy reach of shops and key-performing local schools, this attractive home delivers well presented, spacious and flexible accommodation. The property is approached by a large driveway which sits adjacent to an attractive front garden. To the rear of the home is an extensive and private rear garden which is a perfect haven for outdoor relaxation and entertaining. Situated within easy access of Guildford town centre and the A3.

EPC D | Council Tax Band E



Key Features

- Semi-detached property situated in the popular area of Burpham village
- Dining room with bay fronted window
- Bright and airy sitting room with an open fireplace
- Well equipped kitchen with breakfast bar
- Recently replaced modern bathroom
- Three well-proportioned bedrooms
- Extensive garden perfect for safe play and alfresco dining
- Off street parking for multiple cars

Location

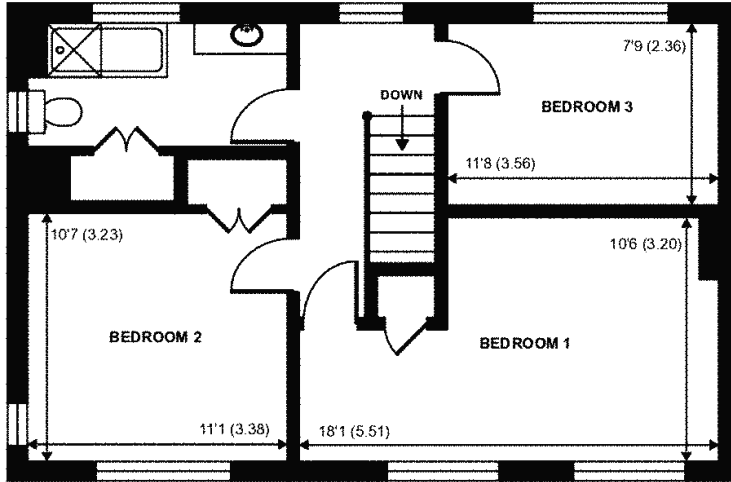
Ideally located on a private road in Burpham village, this property enjoys access to supermarkets and a vibrant local shopping parade with a range of independent shops and restaurants. Set within the catchment area of the outstanding Ofsted rated schools this property will be keenly sought after. With access to the A3 for London and the M25 being close at hand as well as a choice of two stations in Guildford under two miles away this property will also appeal to serious commuters. As the county town, Guildford is a thriving hub with recreational and leisure facilities, it has a beautiful and well serviced High Street incorporating an excellent range of shops, pubs, and restaurants. The town also has access to walks along the River Wey and into the Surrey Hills, so there is much to admire for those seeking the great outdoors.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.

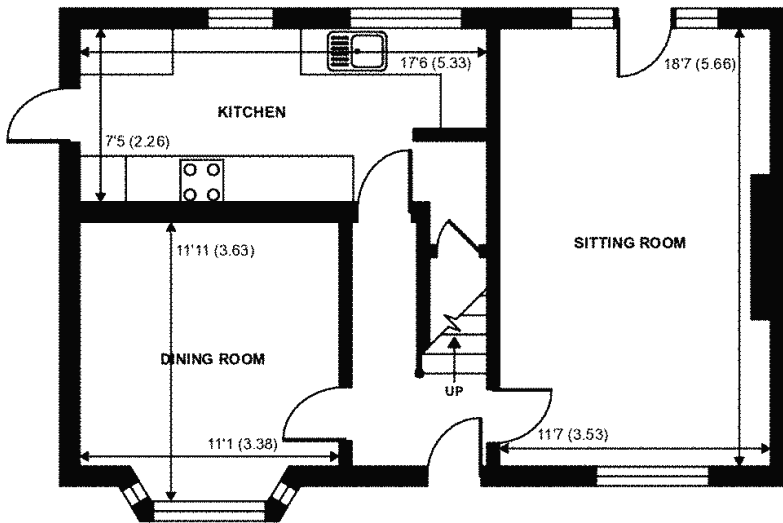


Approximate Area = 1118 sq ft / 103.8 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 1228 sq ft / 114 sq m
 For identification only - Not to scale

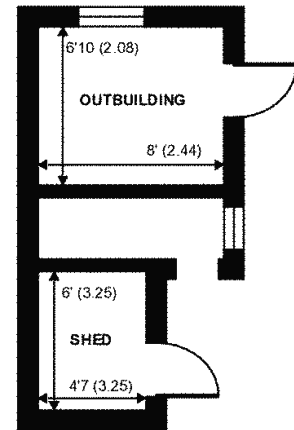


FIRST FLOOR

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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Simpsons Estate Agents ta Burns & Webber. REF. 687531

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