



6 Lambourne Close, Burpham, Guildford

**6 LAMBOURNE CLOSE
BURPHAM, GUILDFORD, SURREY, GU4
7FS**

Detached home	Contemporary designer kitchen
Integrated Neff appliances	Open plan living space
Two allocated parking spaces	Photovoltaic panels
Balance of 10 year NHBC warranty	Underfloor heating
Striking wall and floor tiles	EPC B



Luxury two bedroom detached home situated in a quiet cul-de-sac in the village of Burpham, renowned for its excellent road links and highly regarded schools.

THE PROPERTY

Offered for sale by the William Lacey Group, this immaculately presented property looks and feels as it did when first built, testament to the high standard of construction.

Designed with open plan living in mind, this two bedroom detached property provides versatile accommodation over two floors. Fitted with a contemporary designer kitchen with silestone work surfaces and Neff integrated appliances the large ground floor living/dining area gives access to the landscaped garden and large sun terrace. First floor accommodation is accessed via an oak staircase with well lit landing area to the master bedroom with vaulted ceiling and luxury en suite with Villeroy & Boch sanitaryware and thermostatic power shower. The second double bedroom is served by a spacious family bathroom.

The property is offered for sale with the balance of a 10 Year NHBC Buildmark warranty.



SITUATION

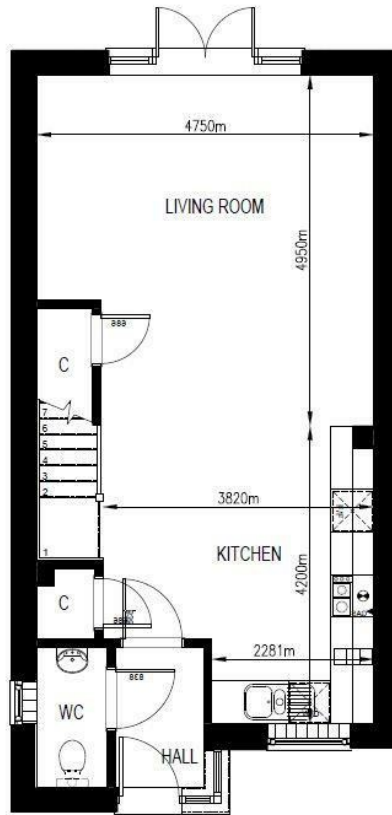
Burpham is on the outskirts of Guildford town centre and benefits from sought-after schools, a parade of shops, two supermarkets and the Sutherland Memorial Park made up of around 16-acres of open space with sports facilities including a cricket pitch, football pitches, lawn bowls and a floodlit artificial pitch for tennis or football. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. Guildford mainline railway station provides a service to London Waterloo in approx. 35 minutes. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. Additional sporting facilities are well catered for at the Spectrum Leisure Centre. There is an excellent number of both local state and private schools in the locality, serving all age groups including Burpham Primary and George Abbot.

GUILDFORD | 2.8 miles
LONDON WATERLOO | 35 MINUTES BY TRAIN

GUILDFORD - LONDON ROAD | 1.9 miles
LONDON WATERLOO | 48 MINUTES BY TRAIN

A3 (Northbound) | 0.7 miles
M25 | 9.7 miles

CENTRAL LONDON | 38 miles



GROUND FLOOR
ABT 45.58SQM (491SQFT) INTERNAL



FIRST FLOOR
ABT 43.46SQM (468SQFT) INTERNAL

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX


Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

30th June 2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG GUILDFORD OFFICE

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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE
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MAYFAIR OFFICE
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