Weylea Avenue, Burpham, Guildford

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Weylea Avenue, Burpham, Guildford

- Detached Bungalow
- Desirable And Convenient Location
- Modern Kitchen And Bathrooms
- Lounge/Diner
- Corner Plot With Walled Garden
- Easy Reach Of Local Amenities
- Garage And Driveway
- Council Tax Band: D

Sold chain-free, this detached bungalow in Weylea Farm is near Burpham Parade and 0.8 miles from the A3. Situated on a corner plot with front, side, and rear gardens, it features two bedrooms, two light-filled reception rooms, a modern kitchen opening to a conservatory, and an ensuite master bedroom. Additional amenities include a single garage and parking. There is potential for extension subject to planning consents.

Sold without any onward chain complications, this well presented detached bungalow is situated within the highly sought-after Weylea Farm development. The property enjoys a superb location,

conveniently close to local amenities with the vibrant Burpham Parade just a short stroll away. Additionally, 29 Weylea Avenue offers excellent transport links, with the A3 northbound (London M25) a mere 0.8 miles away, equating to a two-minute drive. Regular bus services to Guildford Town Centre are also available. Furthermore, the esteemed George Abbot School is just 0.2 miles from the property.

Upon arrival, you will be impressed by the bungalow's generous corner plot, featuring well-maintained gardens to the front and side, along with a secluded walled rear garden with a private outlook. The property is accessed via a UPVC front door, leading to a covered porch ideal for hanging coats and storing shoes. A second internal door opens into the first reception room, which is bathed in natural light from the front aspect box-bay window and side aspect French doors. An archway connects this space to the second reception room, which also boasts glazed French doors opening to the garden. A door leads into the modern kitchen, equipped with sleek white gloss eye and base level units, complemented by square edge work surfaces. The kitchen extends to a conservatory, providing additional living space.

The property comprises two well-proportioned bedrooms, including a master bedroom with built-in double wardrobes and an ensuite shower room. At the rear, there is a covered storage area and a single garage with parking space in front.

This bungalow offers substantial potential to accommodate a variety of buyers' needs. The generous plot also presents opportunities for extension or redevelopment, subject to the usual planning consents. Internal inspection comes highly recommended to appreciate the versatility of this home.

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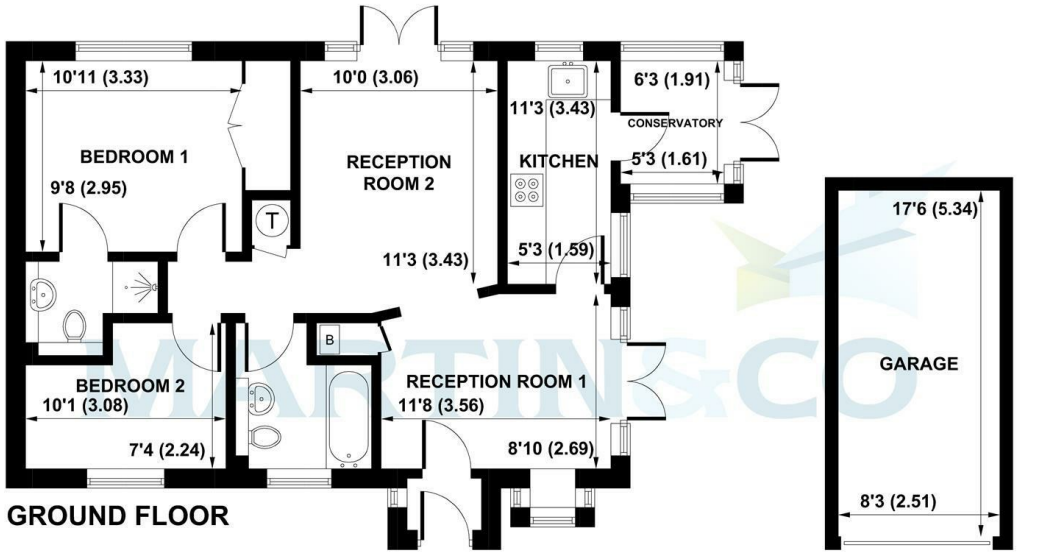
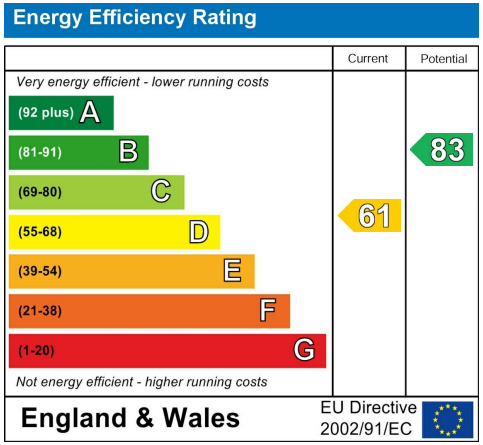
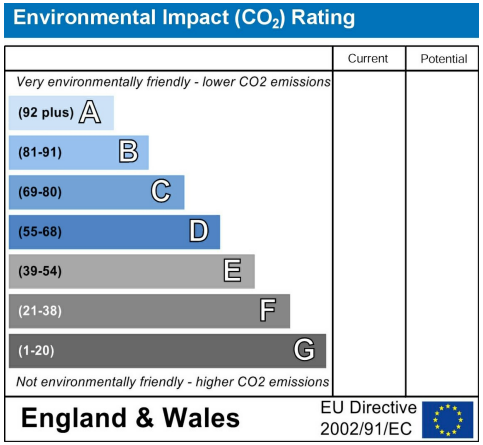
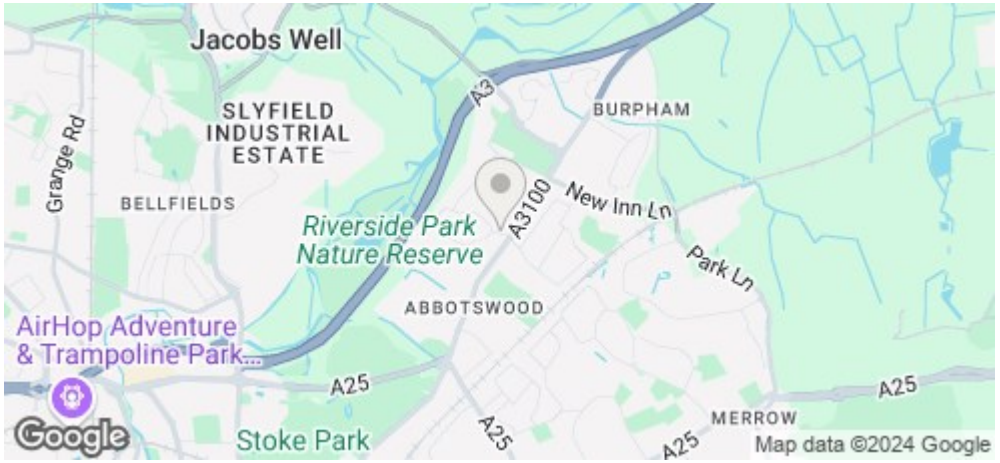
Approximate Gross Internal Area = 62.1 sq m / 668 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 75.5 sq m / 812 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1107008)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co







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The Property Ombudsman