

18 Marlyns Close, Burpham, Guildford, Surrey, GU4 7LR

CLARKE C·G GAMMON 1919

18 Marlyns Close

BURPHAM, GUILDFORD, SURREY, GU4 7LR

Situated in an established residential cul-de-sac in Burpham, this five-bedroom detached family home offers well-proportioned and versatile accommodation arranged over two floors. The generous living space is complemented by a double garage, driveway parking and an enclosed rear garden.

The accommodation is approached through an entrance porch, opening into a central hallway which provides access to the principal ground floor rooms, staircase and cloakroom. To the front of the house is a generous sitting room with a bay window, whilst an open archway leads through to the adjoining dining room, which enjoys a pleasant outlook over the rear garden and has French doors opening directly onto the patio.

The kitchen/breakfast room is particularly spacious and is fitted with a comprehensive range of cream Shaker-style units, contrasting work surfaces and a central island. Integrated appliances, ample storage and generous preparation space are complemented by an informal dining area, creating a practical and sociable space for everyday family life and entertaining. Overlooking the rear garden, the room also benefits from French doors opening onto the patio.

On the first floor, the landing provides access to five bedrooms and the family bathroom. The principal bedroom is a generously proportioned double room with an en-suite shower room, whilst four further bedrooms provide comfortable accommodation for family members or guests. The fifth bedroom offers flexibility for use as a nursery, study or home office, depending on individual requirements. The family bathroom is fitted with a bath, wash basin, WC and bidet.

Outside, the property is approached via a gravelled driveway providing off-road parking and access to the double garage.

To the rear, the enclosed south-west facing garden enjoys a good degree of privacy and is principally laid to lawn, with established hedging, shrubs and planting providing an attractive backdrop. A paved terrace extends across the rear of the house, offering ample space for outdoor seating and dining, with direct access from both the dining room and kitchen/breakfast room.

- **Rarely available detached house**
- **Convenient location for local schools, shops and amenities**
- **Open plan living**
- **South-westerly backing rear garden with patio**
- **Established cul-de-sac position**
- **Five bedrooms, including principal bedroom with en-suite shower room**
- **Double garage and driveway parking**
- **EPC: D**

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Local Authority: Guildford Borough Council / Tax Band F
Services: All mains services are connected to this property























SITUATION

Marlyns Close is a residential cul-de-sac situated in the established and popular Burpham area of Guildford, approximately two miles to the east of the town centre. The location is particularly convenient for local amenities, with a parade of shops along London Road, together with Sainsbury's and Aldi supermarkets, all within easy walking distance.

The area is well served by schools, including Burpham Primary School and George Abbot School, both situated nearby. There are also a number of public schools within Guildford and the surrounding area, including the Royal Grammar School, Guildford High School and Tormead.
Recreational facilities are available at Sutherland Memorial Park, which provides open green space, sports pitches, tennis facilities and a children's play area. Guildford town centre offers a wider selection of shops, restaurants, cafés and leisure facilities, together with the Yvonne Arnaud Theatre, G Live and the Spectrum Leisure Centre.

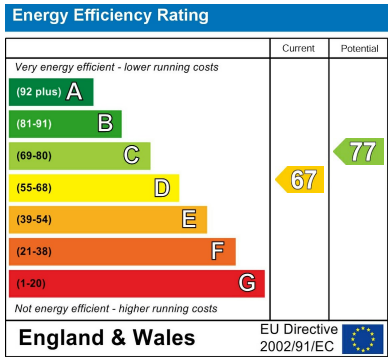
For commuters, London Road and Guildford mainline railway stations provide services towards London Waterloo, whilst the nearby A3 offers convenient road connections to London, the M25 and the south coast. The surrounding Surrey countryside, including the Surrey Hills, is also readily accessible, offering opportunities for walking, cycling and other outdoor pursuits.



DIRECTIONS

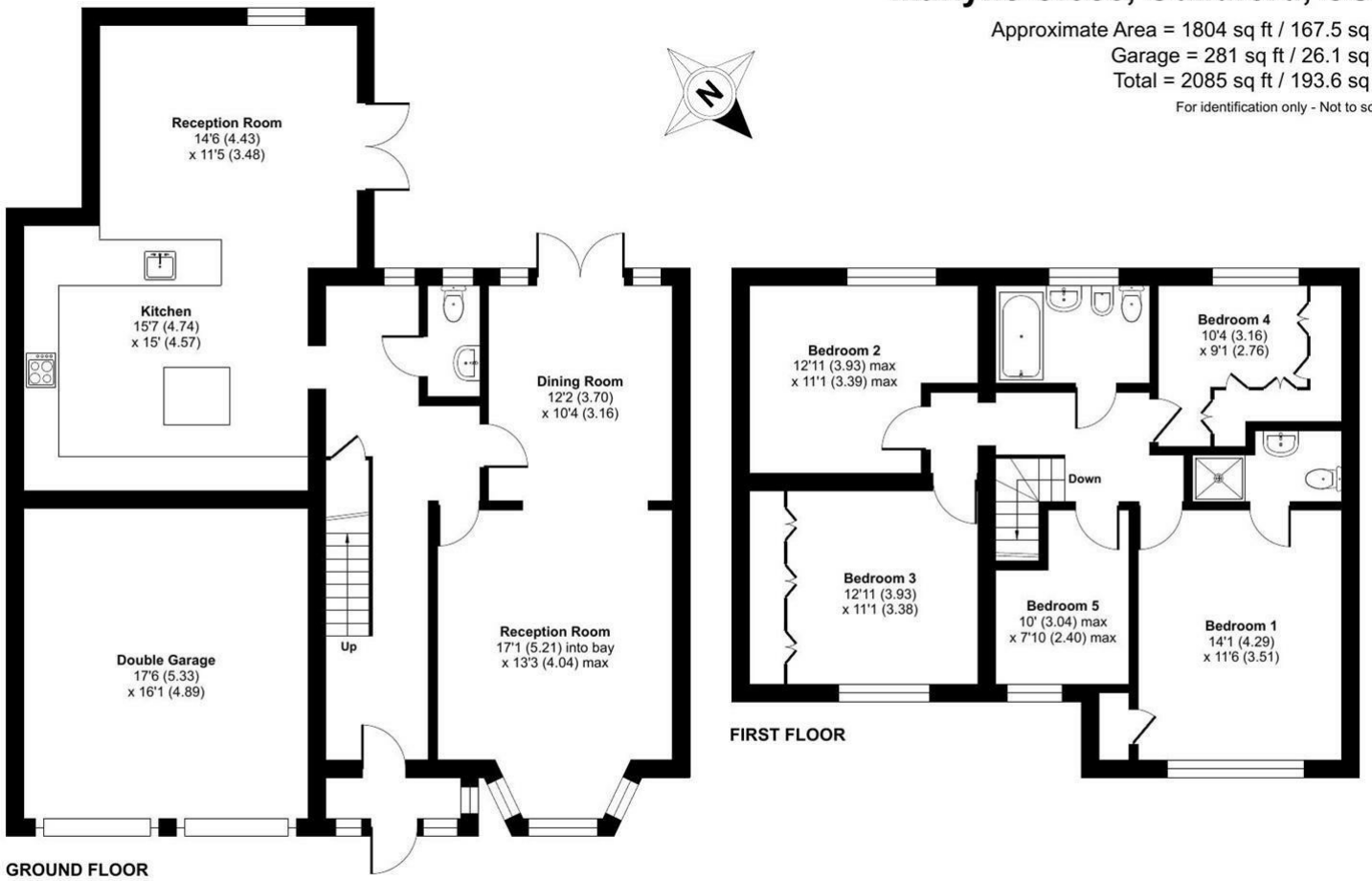
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A well-proportioned five-bedroom detached family home situated in a residential cul-de-sac in Burpham, offering flexible accommodation, a private rear garden and a double garage.



Marlyns Close, Guildford, GU4

Approximate Area = 1804 sq ft / 167.5 sq m
Garage = 281 sq ft / 26.1 sq m
Total = 2085 sq ft / 193.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1540309

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.