



## 15 Mallow Crescent, Burpham, GUILDFORD, Surrey GU4 7BU

£450,000 Freehold

JIGSAW ESTATES are delighted to bring to the market this well presented semi-detached home, nestled in a cul-de-sac location and offered for sale with no onward chain. Within walking distance are several excellent schools, including Burpham Primary school and George Abbot secondary school along with local shops and supermarkets. The location also benefits, convenient commuter links, with two stations in Guildford which run regular services to London Waterloo and the A3 and M25 is accessible.

Accommodation downstairs comprises; a living room to the front of the house, across the back of the property is both the kitchen and dining room which has sliding doors to the rear garden. Also downstairs is a cloakroom. On the first floor are two bedrooms, the main bedroom benefitting an ensuite shower, and a family bathroom. On the top floor is a large bedroom with velux windows.

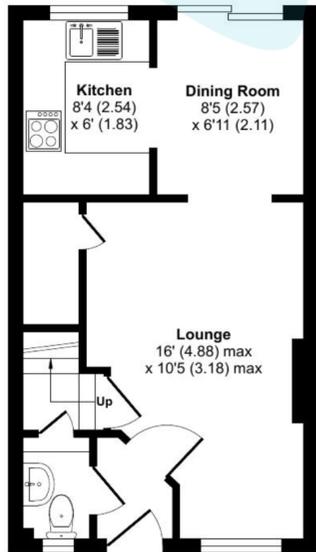
Outside to the rear is a secluded garden with a side gate. It is mainly laid to lawn with a well-sized patio area. Outside to the front is a small garden and also round the side of the house is a garage and driveway.



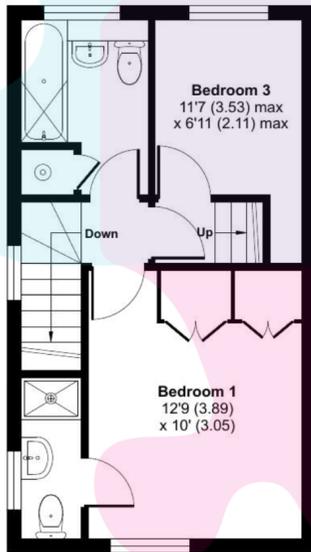
## Mallow Crescent, Burpham, Guildford, GU4

Approximate Area = 760 sq ft / 70.6 sq m  
 Limited Use Area(s) = 207 sq ft / 19.2 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 1101 sq ft / 102.2 sq m

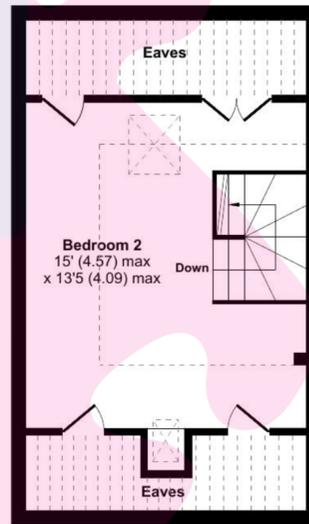
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

- NO ONWARD CHAIN
- ENSUITE SHOWER ROOM AND BATHROOM
- GARAGE & DRIVEWAY
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- SECLUDED REAR GARDEN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

