



Envis Way, Fairlands, Guildford, GU3 3NL

Asking Price £500,000

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This beautifully presented, extended three bedroom bungalow is located in the sought after area of Fairlands in Guildford, offering a garage and driveway parking.

The property is modern throughout and comprises of three bedrooms, family bathroom, seperate wc, living room, dining room and kitchen.

The living room is bright and has a feature fireplace, and leads on to the dining room. The dining room provides access straight to the garden through double doors. The kitchen features a range of fitted units, gas hob and a window overlooking the side of the property.

All three bedrooms are nicely decorated. The bedroom at the front of the property features a bay window and built in wardrobes providing plenty of storage space and is currently being used as an office. The second bedroom also benefits from built in wardrobes and has a window overlooking the front. The bathroom comprises a bath, wc and wash hand basin.

To the front of the property is a driveway for multiple vehicles and a garage to the side.

The rear garden is well maintained with a patio area and lawn. At the end of the garden is a shed with electricity.

- Semi Detached Bungalow
- Three Bedrooms
- Well Presented Throughout
- Garage
- Driveway
- Popular Location
- Council Tax Band D



Floorplan

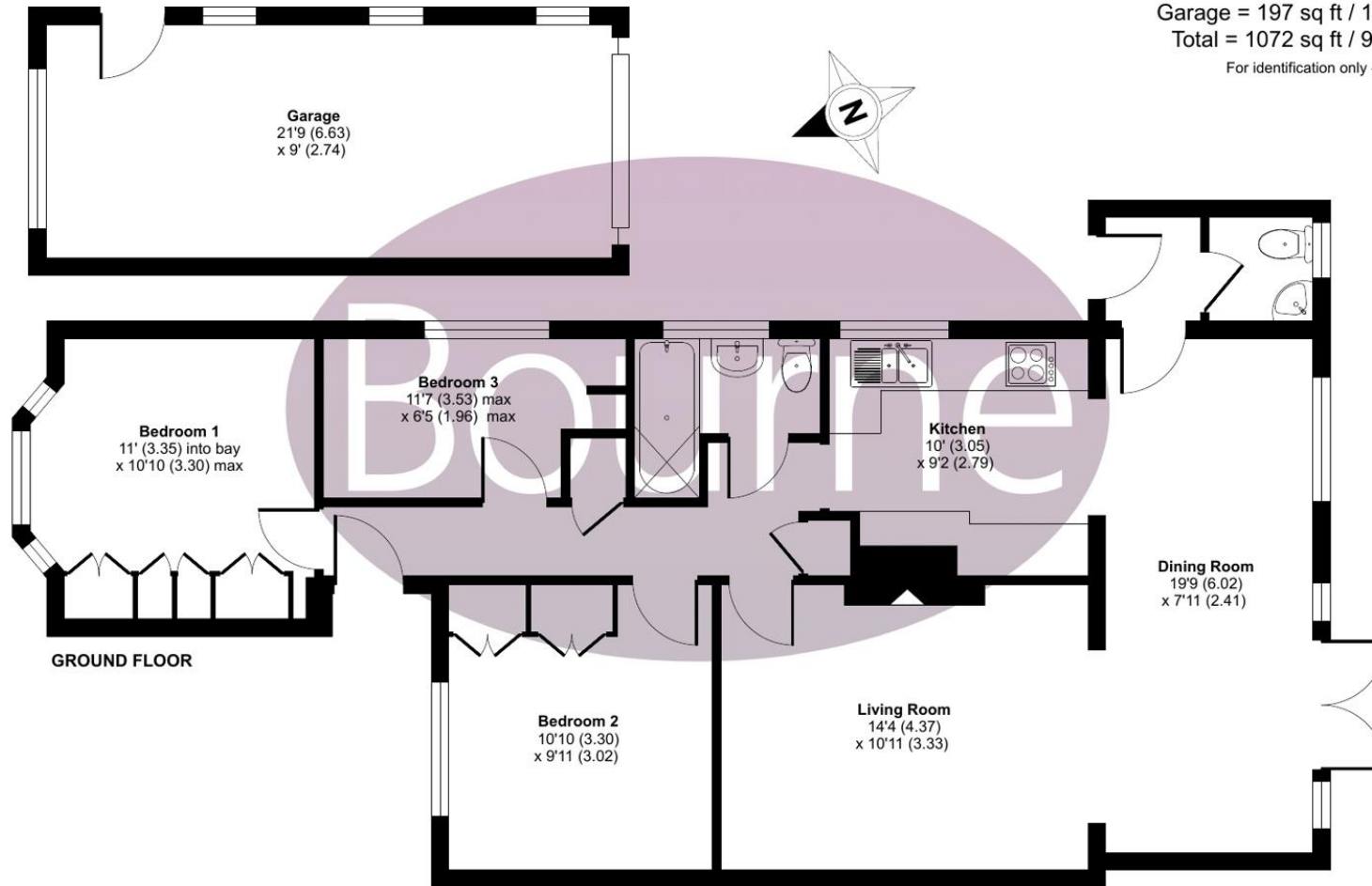
Envis Way, Fairlands, GU3

Approximate Area = 875 sq ft / 81.2 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1072 sq ft / 99.5 sq m

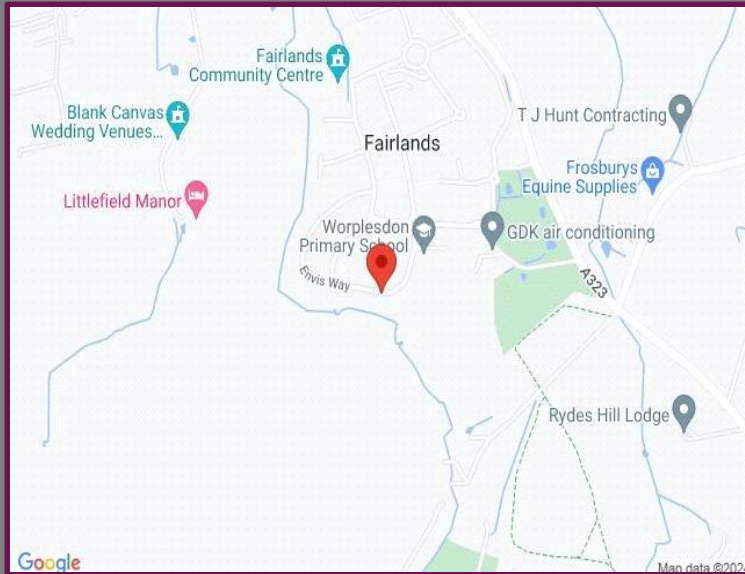
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Bourne Estate Agents. REF: 1089504

Location

Envis Way is in a residential road in the sought after Fairlands development with the well-regarded Worplesdon Primary School, farm shop, golf-course and driving range, NHS dentist & surgery, newsagent, hairdresser, riding school and community centre & play park all being within ½ mile. The area is well served by local bus routes that provide access to Guildford town centre and the station, (Waterloo 34 minutes), which is about 2.5 miles away. The A3 which provides access to London, the South Coast and the M25 is within approximately 1.25 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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