



Envis Way, Fairlands, Guildford, Surrey, GU3 3NJ

This stunning property offers a perfect blend of modern living and traditional charm, with an exquisite extension that provides ample living space for families.

As you enter the property, you are welcomed by a bright and airy entrance hall that offers access to the main bedroom to the front, with large windows and built-in storage. Further down the hallway you will find bedroom Four, also with window to side and a built-in cupboard, a family bathroom with WC, hand wash basin and bath with shower above. Also accessed off the hallway is the larger than average gally kitchen that has been cleverly extended as part of a larger extension to the living room.

There two spacious reception rooms on the ground floor. These rooms offer flexible living options, perfect for entertaining guests as the extended living room opens directly to the garden through french doors and boasts stunning views of the garden and fields beyond.. The open-plan living and dining area is flooded with natural light and is also the main access to the upstairs.

Upstairs, you will find Two well-proportioned bedrooms, each with ample storage space and stunning views of the surrounding area. The family bathroom has been beautifully designed and features high-quality fixtures and fittings. As well as benefitting from ample eves storage.

Outside, the property benefits from a detached garage and additional off-street parking, providing ample space for several cars. The garden has been thoughtfully landscaped and backs onto fields, offering a tranquil, private space for relaxation and outdoor dining.

- Semi - Detached Bungalow
- Four Bedrooms
- Extended
- Large Driveway
- Garden Backing Open Fields
- Two Bathrooms
- Detached Garage
- Council Tax Band D



Floorplan

Envis Way, Fairlands, Guildford, GU3

Approximate Area = 1197 sq ft / 111.2 sq m
Garage = 134 sq ft / 12.4 sq m
Outbuildings = 143 sq ft / 13.3 sq m
Total = 1474 sq ft / 136.9 sq m

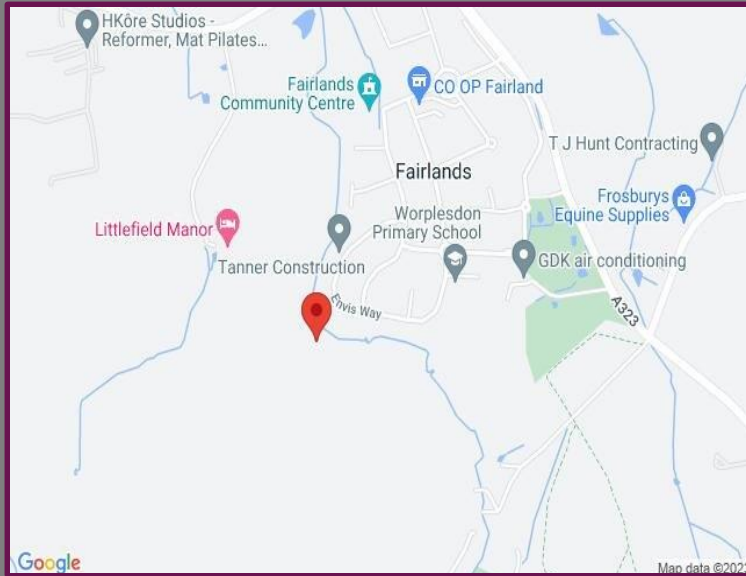
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 973478

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		84
(69-80) C		
(55-68) D	63	
(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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