



ESTATE AGENTS



Dynevor Place, Fairlands, Guildford, Surrey, GU3 3JL

Offers in excess of £475,000

Dynevor Place, Fairlands, Guildford, Surrey, GU3 3JL

Situated in the heart of the popular village of Fairlands within a short walk of the local shops and school, this house also offers excellent potential to extend to the side or rear - With driveway, garage and large rear garden.

A covered entrance porch provides access to the front door opening into the hall with stairs to the 1st floor. To the front is the sitting room with feature fireplace, large window overlooking the front garden. The dining room has sliding doors opening onto the garden. The kitchen features a range of fitted units with space for appliances, window to the rear, which overlooks the rear garden.

The 1st floor galleried landing has a window to side. To the rear is a double bedroom with built-in wardrobes and window overlooking the rear garden. To the front is a further double bedroom with Built-in wardrobe and window overlooking the front garden. Also on this floor is a good size single bedroom and the family bathroom

The property occupies a good size plot with a well-maintained front garden with a driveway for several cars to the side leading to the garage. The rear garden comprises patio with the remainder laid to level lawn with mature flower bed borders and hedging to rear providing a good degree of privacy and seclusion. The bottom garden was used as a 'veg patch'.

Fairlands is surrounded by countryside and offers an excellent school (Worplesdon primary school), a parade of shops with post office, a doctors surgery, a dentist, playing fields, a park and much more. Immediately outside of Fairlands there is a cafe, farm shop and golf club with club house. There are three Train stations within 3 miles: Guildford, Worplesdon and Wanborough. Buses run just outside of the development every 20 mins taking you into Guildford High Street.

A viewing is highly recommended in order to appreciate the garden, the location and the house's potential.

EPC Band: E

Council Tax Band: D

- Three Bedrooms
- Two Reception Rooms
- Bright Kitchen
- Family Bathroom
- Garage
- Large Garden
- Driveway Parking
- Popular Village Location
- Council Tax band D

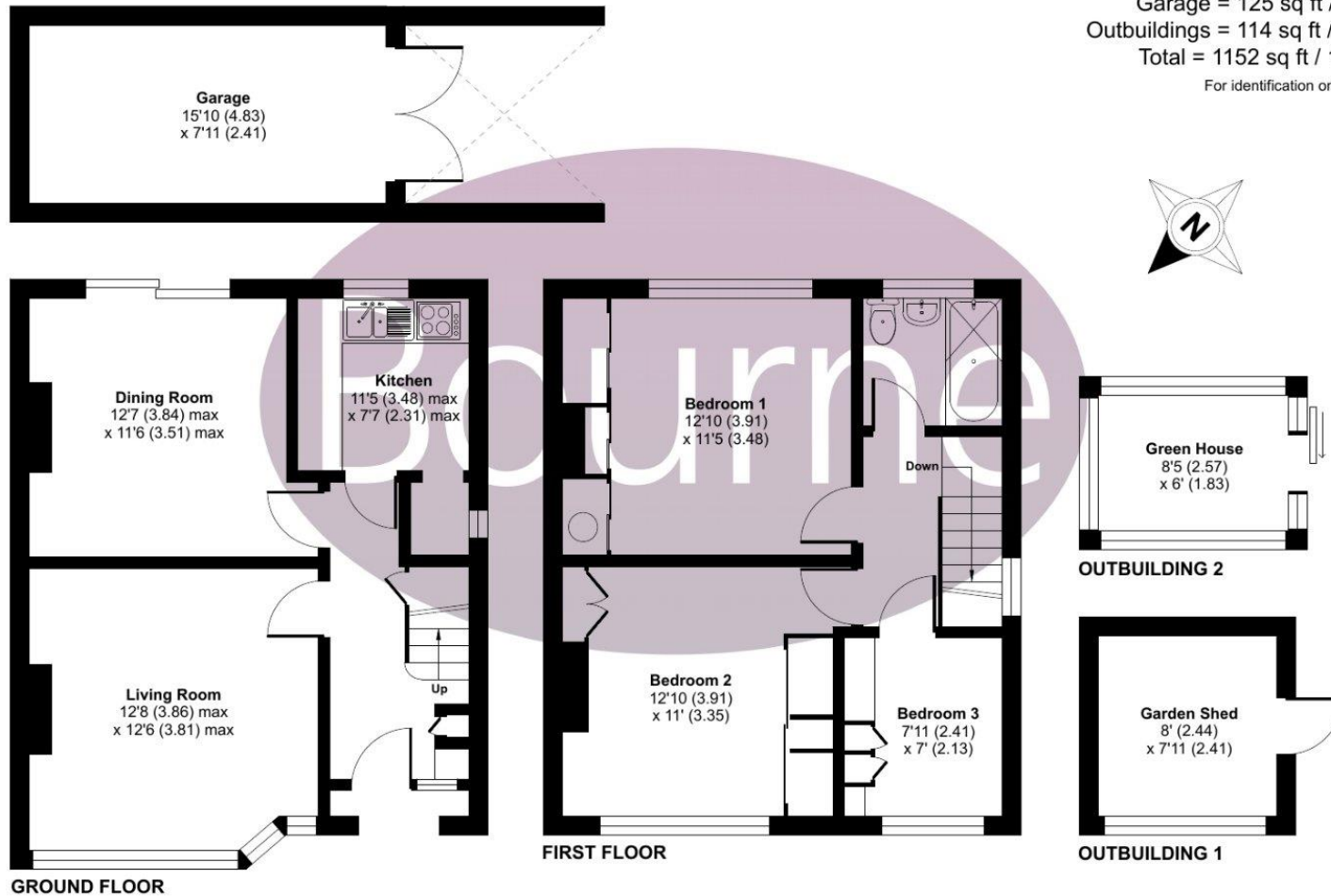


Floorplan

Dynevor Place, Fairlands, Guildford, GU3

Approximate Area = 913 sq ft / 84.8 sq m
Garage = 125 sq ft / 11.6 sq m
Outbuildings = 114 sq ft / 10.5 sq m
Total = 1152 sq ft / 106.9 sq m

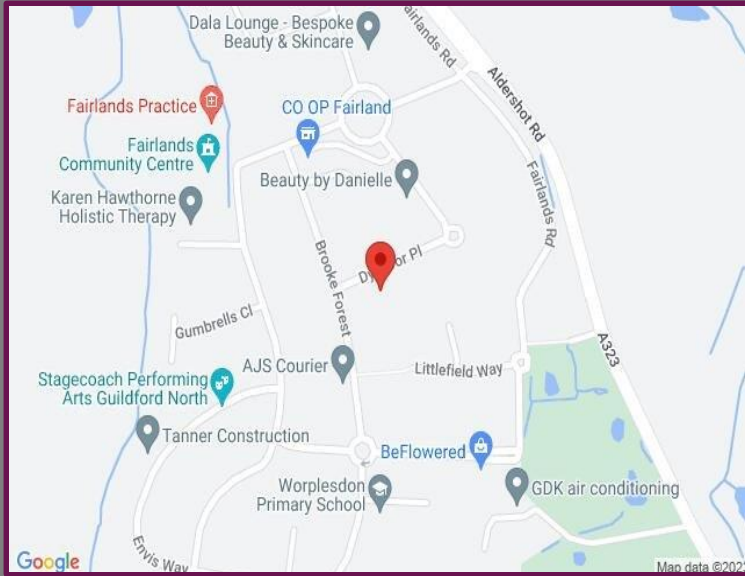
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2023. Produced for Bourne Estate Agents. REF: 1024511

Location

Dynevor Place is a residential area located off just off Brooke Forest close to the centre of the sought after Fairlands village 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). The A3 which provides access to London, the South Coast and the M25 is within approximately 1 ¼ miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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