



FOR SALE
Bourne
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Brocks Drive, Fairlands, Guildford, Surrey, GU3 3ND

Guide Price £585,000

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The ground floor comprises large entrance hall, with two spacious reception rooms to the side, towards the rear of the property is the extended kitchen with a range of fitted units and doors leading to the beautiful garden and car port. You can also access the garden via the dining room.

The first floor comprises three generously sized bedrooms, all with built in storage. On this floor is the family bathroom and separate WC.

This property also features driveway parking, garage and large rear garden with patio area and the rest being laid to level lawn.

Council Tax Band D

- Detached Property
- Three Bedrooms
- Popular Location
- Large rear garden
- Garage
- Driveway Parking
- Council Tax Band D



Floorplan

Brocks Drive, Fairlands, Guildford, GU3

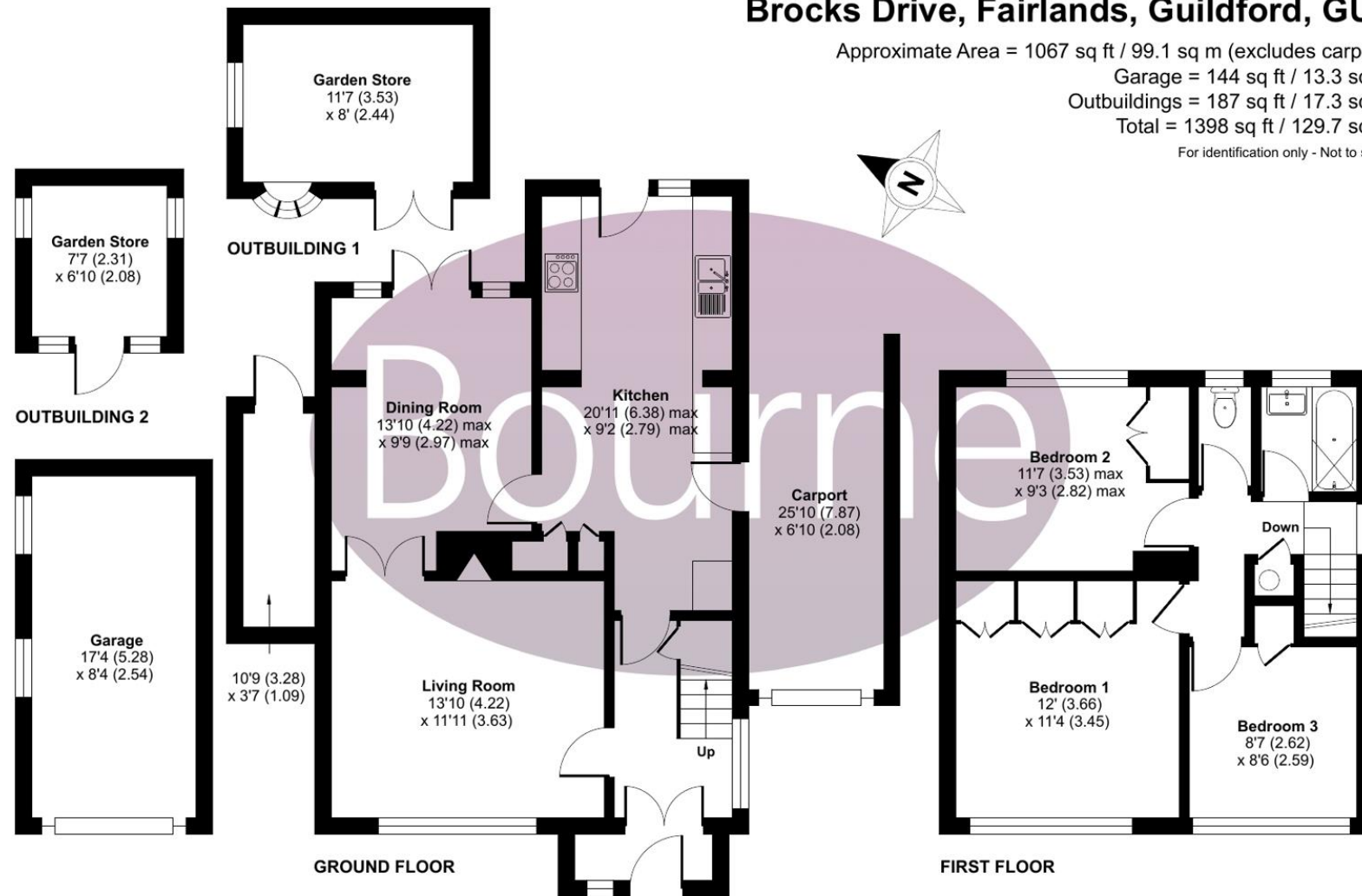
Approximate Area = 1067 sq ft / 99.1 sq m (excludes carport)

Garage = 144 sq ft / 13.3 sq m

Outbuildings = 187 sq ft / 17.3 sq m

Total = 1398 sq ft / 129.7 sq m

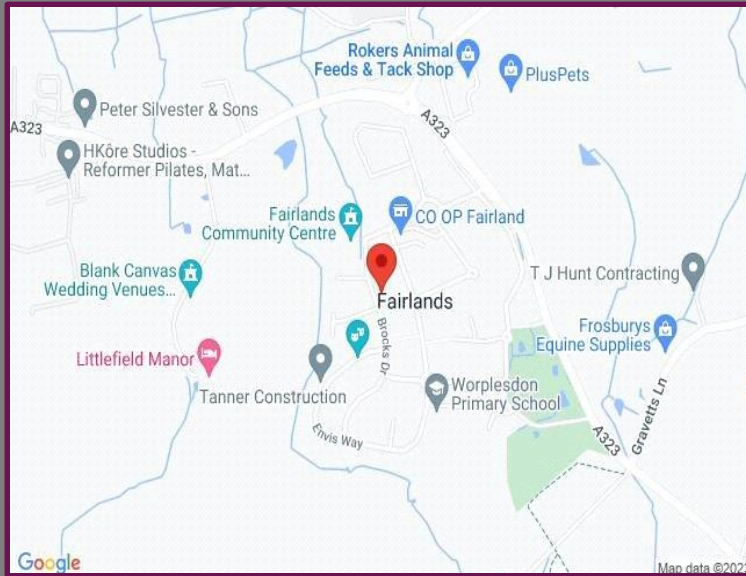
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1056994

Location

Located within the popular and sought after Fairlands area 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		80
(55-68) D	60	
(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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