



Brooke Forest, Fairlands, Guildford, Surrey, GU3 3JH

Asking Price £575,000

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This three bedroom chalet bungalow is well presented and is located in the sought after area of Fairlands in Guildford.

The property is entered via the porch which leads into the hallway. To the left are two of the bedrooms, with the front room featuring a bay window and built in wardrobes and the other bedroom currently being used as a study. To the right is the family room that could be used as another bedroom. Further to the rear is the living room/dining room with doors leading to the garden and the kitchen which features a wide range of units. The bathroom comprises wc, wash hand basin and bath. The first floor features another bedroom, separate wc and eaves storage.

To the front of the property is driveway parking for multiple vehicles and to the side is the garage. The large rear garden is well maintained, with a patio area and the rest laid to lawn.

- Semi Detached
- Chalet Bungalow
- Three Bedrooms
- Driveway
- Garage
- Large Garden
- Popular Location
- Council Tax Band: E

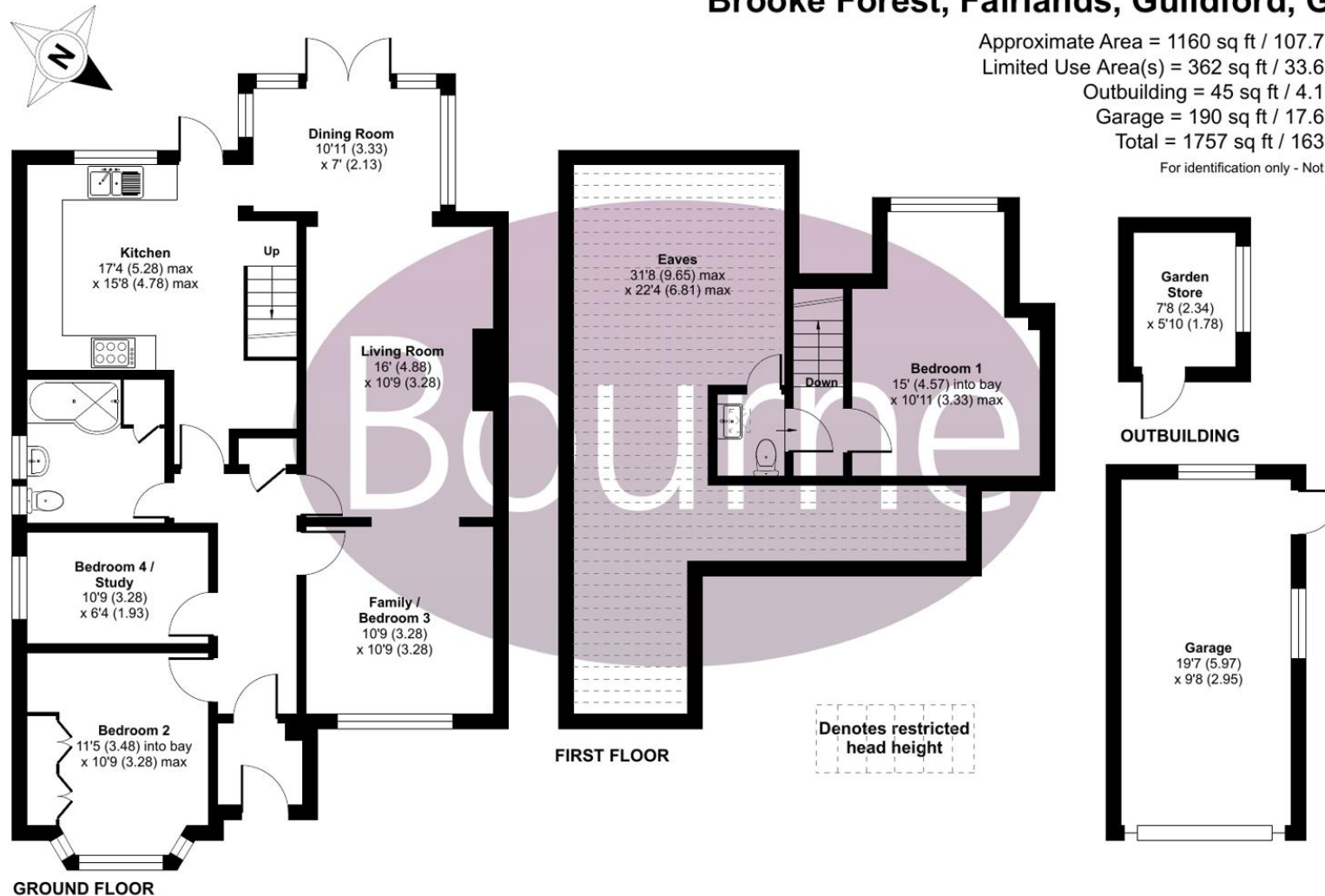


Floorplan

Brooke Forest, Fairlands, Guildford, GU3

Approximate Area = 1160 sq ft / 107.7 sq m
Limited Use Area(s) = 362 sq ft / 33.6 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1757 sq ft / 163 sq m

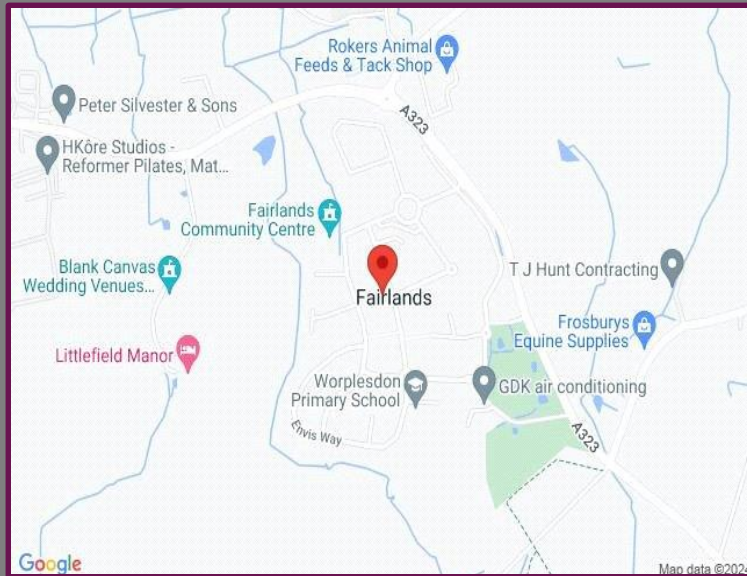
For identification only - Not to scale



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: 1106404

Location

Brooke Forest is a residential road situated in the sought-after Fairlands development in the Worplesdon area of Guildford and within a few hundred yards of the excellent local shops. The area is well-served by local bus routes that provide access to Guildford town centre. The A3 which provides access to London, the South Coast and the M25 is within approximately one and a quarter miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(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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