



Brocks Drive, Fairlands, Guildford, Surrey, GU3 3NE

Asking Price £475,000

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Three bedroom, semi detached bungalow located in the highly sought after area of Fairlands in Guildford, benefitting from driveway parking and a garage.

As you enter the property, you will find the hallway with access to all rooms. To the front is the generously sized main bedroom with bay window. The second bedroom is currently being used as a dining room and the third bedroom features overhead storage space. To the rear is the living room with a window overlooking the conservatory and the kitchen with a door providing access to the conservatory. The bathroom comprises wc, wash hand basin and shower cubicle.

Outside is driveway parking to the front/side of the house leading to the garage. The rear garden is well maintained featuring a patio and lawn.

- Semi Detached Bungalow
- Three Bedrooms
- Driveway Parking
- Garage
- Conservatory
- Garden
- Popular Location
- Council Tax Band: D



Floorplan

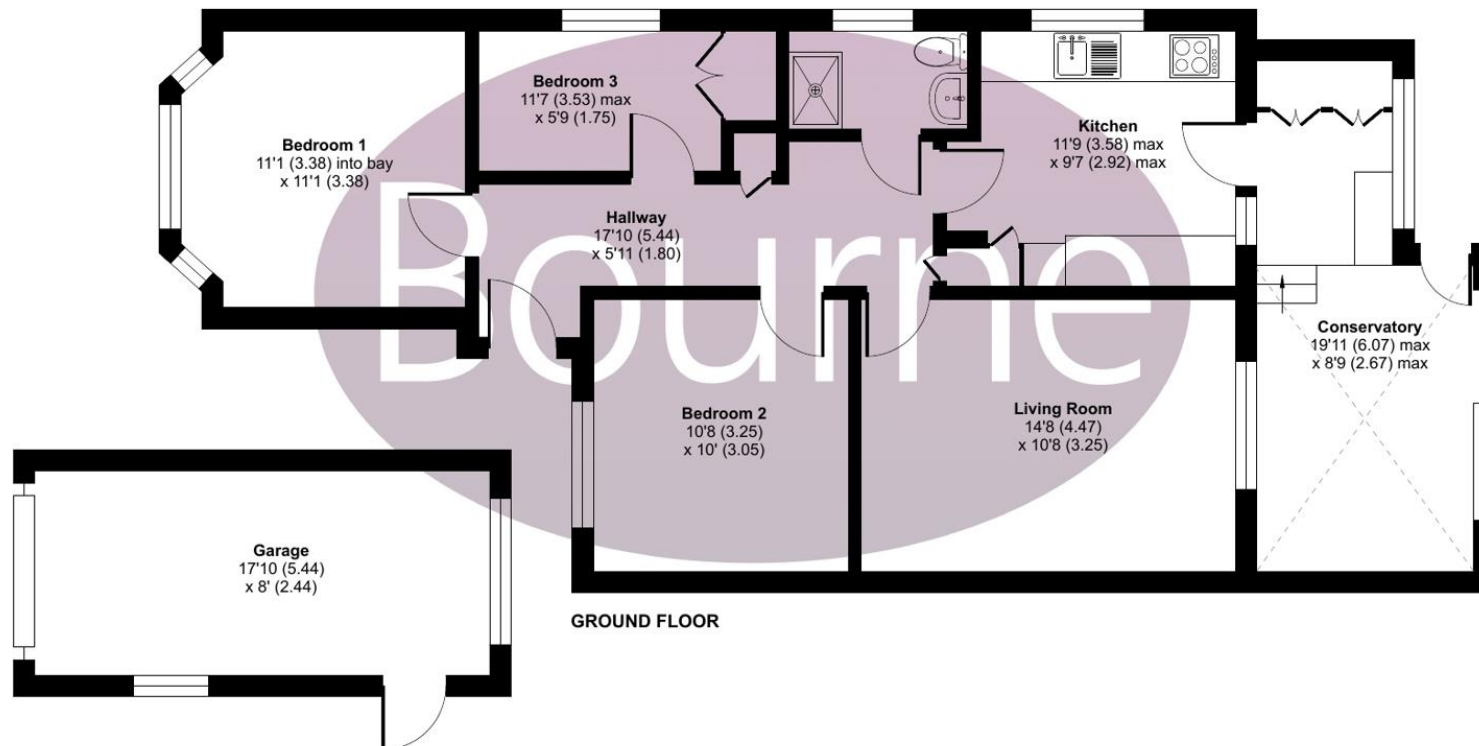
Brocks Drive, GU3

Approximate Area = 869 sq ft / 80.7 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1012 sq ft / 94 sq m

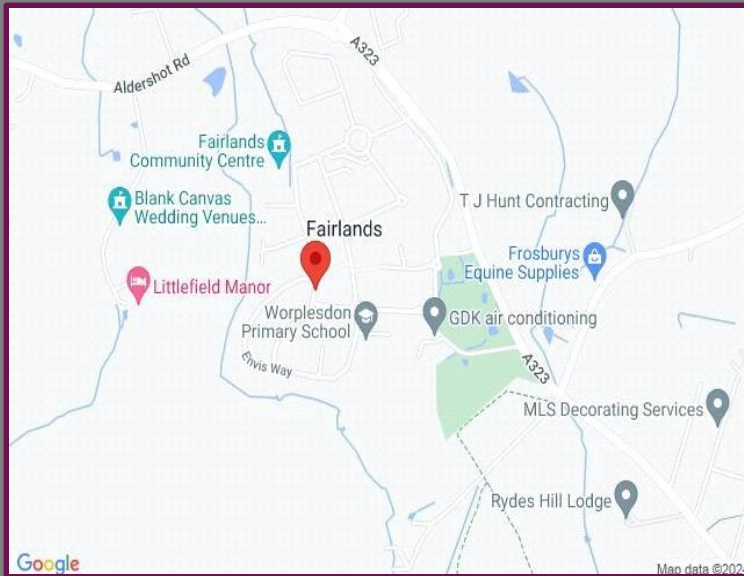
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1116638

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		
(55-68) D		
(39-54) E	45	
(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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