



ESTATE AGENTS



Fairlands Road, Fairlands, Guildford, Surrey, GU3 3HZ

Asking Price £725,000

Fairlands Road, Fairlands, Guildford, Surrey, GU3 3HZ

Located in the highly sought after area of Fairlands in Guildford, this large three bedroom bungalow is extremely well presented and offers off road parking.

The property offers three good sized bedrooms, with two of them overlooking the front of the property and the main bedroom having bay window and an en-suite bathroom with wc, wash hand basin and shower cubicle. All three bedrooms benefit from built in wardrobes.

The spacious living room at the rear has a feature fireplace and bifolding doors to the garden, allowing in plenty of natural light. The modern kitchen features a range of fitted units and window overlooking the garden. The family bathroom comprises wc, wash hand basin and bath with shower over. The property further benefits from a conservatory which is accessed via the living room.

To the front of the property is the driveway with parking for multiple vehicles and the garage. The south facing rear garden is well maintained, with a patio area and level lawn. There is also a garden office with power.

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Driveway Parking
- Garage
- South Facing Garden
- Conservatory
- Solar Panels
- Council Tax Band: F



Floorplan

Fairlands Road, Fairlands, Guildford, GU3

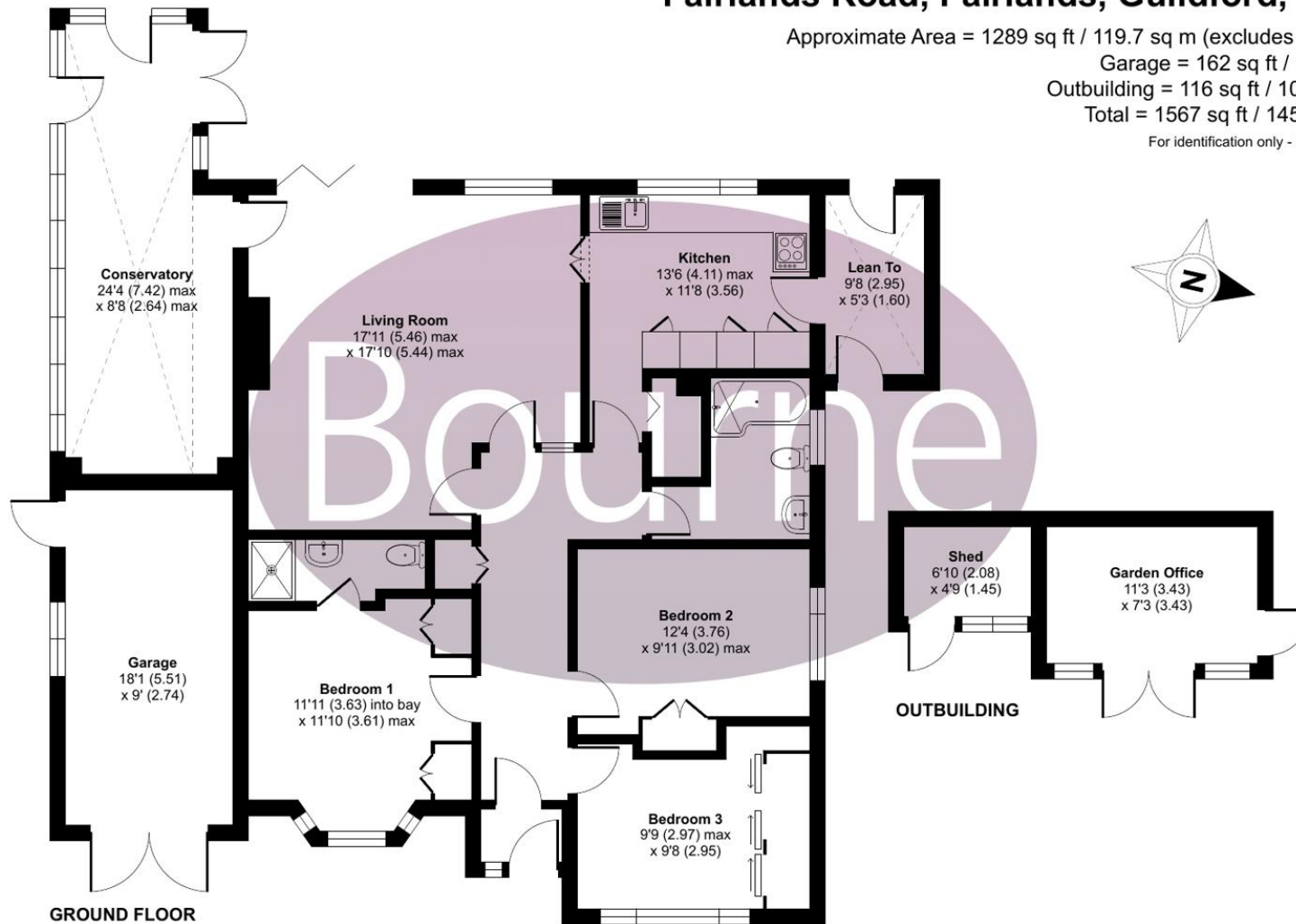
Approximate Area = 1289 sq ft / 119.7 sq m (excludes lean to)

Garage = 162 sq ft / 15 sq m

Outbuilding = 116 sq ft / 10.7 sq m

Total = 1567 sq ft / 145.4 sq m

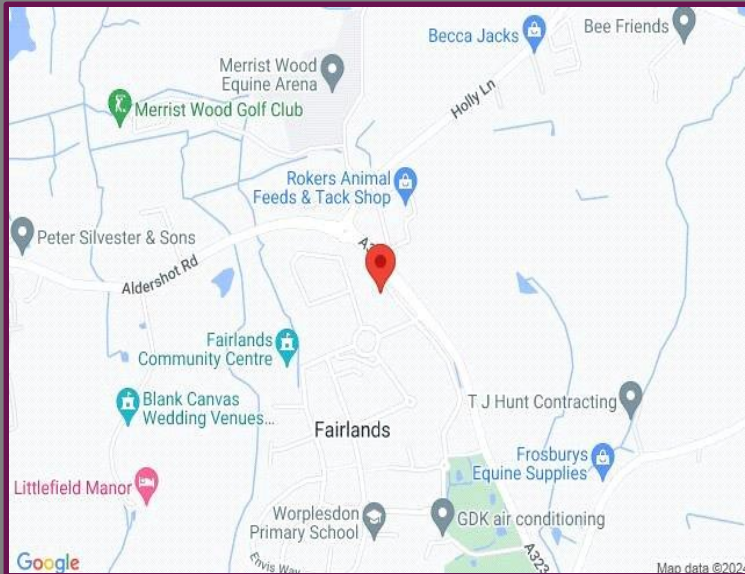
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1121020

Location

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 2.5 miles: Guildford, Worplesdon and Wanborough. Busses run just outside of the development every 20 mins taking you into Guildford High Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(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...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | **Email:** guildford@bourneestateagents.com

Web: www.Bourneestateagents.com