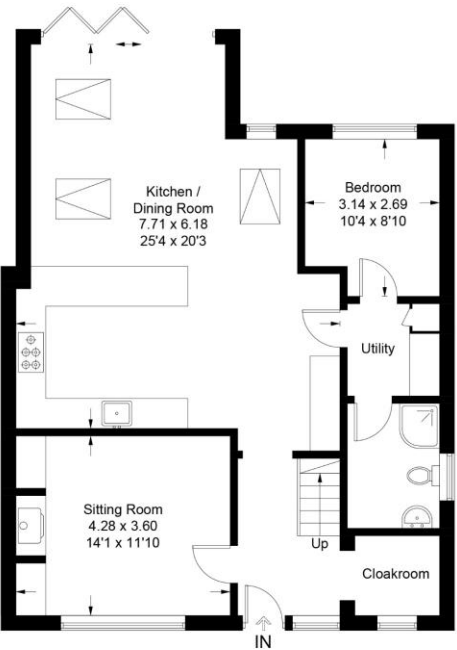


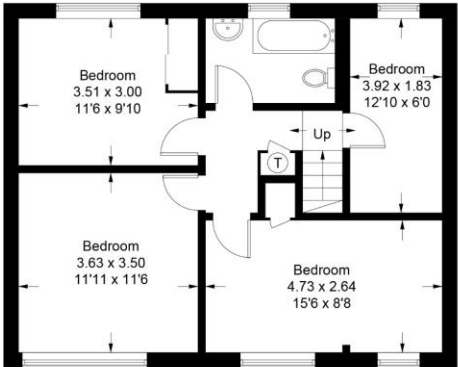


Seymours

Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1337650)
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5 Brocks Drive
Fairlands, Guildford, Surrey, GU3 3ND
£800,000 Asking Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 5 bedrooms
- 2 baths
- EPC Rating C
- 1564 sq. ft
- Worplesdon 2.4 miles
- Thoughtfully extended
- Detached
- Off-street parking
- Beautifully-presented
- Utility room
- Impressive kitchen/dining/family room
- Versatile accommodation
- Desirable location

Set in Fairlands on the north-western side of Guildford, this extended five bedroom detached home offers a striking open-plan living space, a newly fitted kitchen and bathrooms, a ground floor bedroom, off-street parking and an enclosed rear garden, with shed included.

The entrance hall leads to a sitting room with a feature fireplace and fitted storage, with a cloakroom also on the ground floor. At the rear of the house, the newly fitted kitchen, dining and family room forms the heart of the home. Its high ceiling and rooflights bring in plenty of natural light, while wide glazed doors open onto the garden. The kitchen has a range cooker, generous worktop space and a peninsula overlooking the seating area.

A separate utility room keeps laundry facilities away from the main living space. Also on the ground floor is a bedroom currently used as a home office, together with a newly fitted shower room.

Upstairs are four bedrooms, including a spacious principal bedroom. The newly fitted family bathroom features white tiling, a whirlpool bath with shower over and a vanity wash basin, with a window bringing in natural light.

The enclosed rear garden has a lawn and paved seating areas, with a timber shed and a covered outdoor bar/cooking area. To the front a broad driveway provides off-street parking for several vehicles.

Fairlands offers local shops, a community centre and recreation grounds, with Worplesdon Primary School approximately 0.3 miles (walking distance) from the property. Guildford town centre is a short drive away and is known for its historic cobbled High Street, with a wide choice of shops, cafés and restaurants. The town also offers theatres, G Live, riverside walks along the Wey and a mainline station with services to London Waterloo. The A3 provides road links towards London and the south coast.

Transport Links

Wanborough 2.4 miles
Worplesdon 2.5 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

