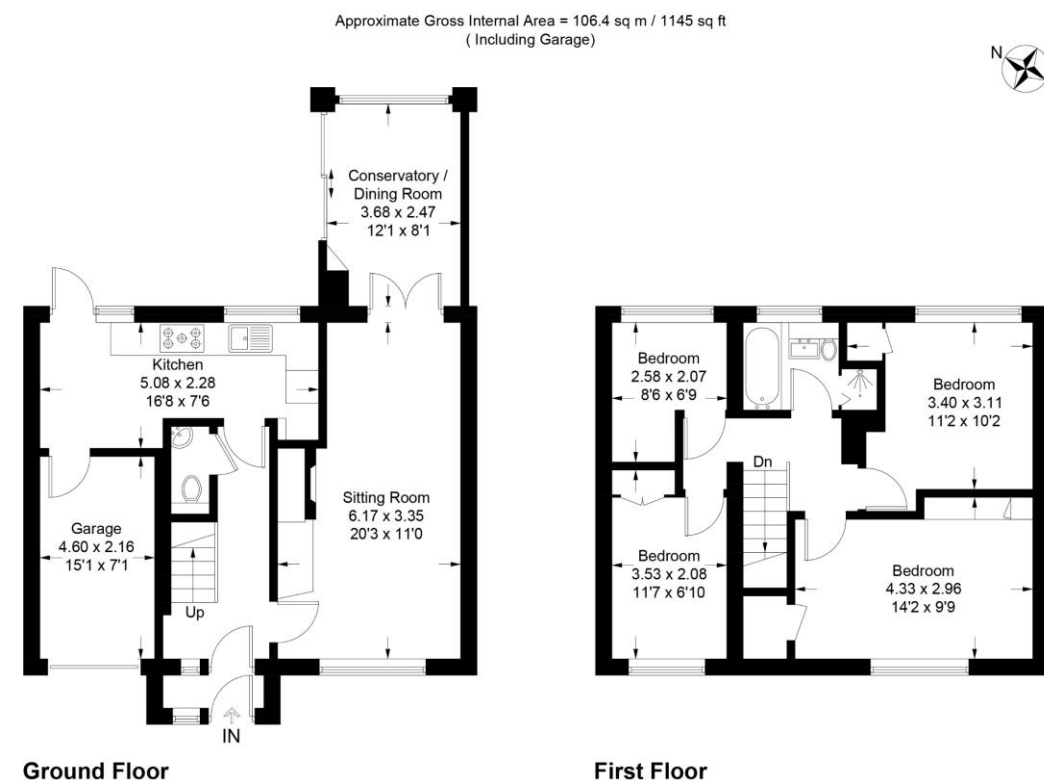




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1339912)
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Seymours



15 Brooke Forest
Fairlands, Guildford, GU3 3JH
£550,000 Guide 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

- 4 bedrooms
- 1 bath
- EPC Rating D
- 1145 sq. ft
- Guildford 2.4 miles
- Semi-detached
- Off-street parking
- Garage
- Ground floor WC
- Conservatory
- Garden
- Practical layout
- Excellent transport links

Situated in the popular Fairlands area of Guildford, this four bedroom family home offers spacious accommodation, an integral garage and an established rear garden. A generous sitting room, conservatory overlooking the garden and separate kitchen provide a practical layout, complemented by a ground-floor cloakroom.

The entrance porch opens into the hallway, where stairs rise to the first floor. The spacious sitting room extends from the front to the rear of the house, with a broad front-facing window and a stone fireplace forming a focal point. There is ample room for seating, while double doors connect the room to the conservatory. A cloakroom with a WC and washbasin is accessed from the hallway.

The conservatory provides an attractive dining space, with extensive glazing framing views over the garden. A pitched roof and timber detailing add character, while sliding doors open onto the outside seating area, creating a convenient connection between the house and garden.

The kitchen overlooks the rear garden and is fitted with cream cabinets, wood-effect work surfaces and tiled splashbacks. There is a gas hob with an extractor above, together with space for appliances and a sink beneath the window. A door opens directly outside, while internal access to the garage adds further convenience.

Upstairs, the landing leads to four bedrooms, comprising two doubles and two singles. The principal bedroom is positioned at the front and benefits from fitted storage, including wardrobes and overhead cupboards. The remaining rooms provide flexibility for family bedrooms, guests or home working. The family bathroom includes a bath, a separate shower enclosure, a washbasin with vanity storage and a WC.

The rear garden is an appealing feature, with an area of lawn bordered by established shrubs and trees. Paved seating areas provide space for outdoor dining, including a raised terrace towards the far end, with steps leading up from the lawn. Mature planting creates an attractive setting, while a garden shed provides useful storage.

Brooke Forest is an established residential road within Fairlands, approximately three miles from Guildford town centre. Local amenities include a parade of shops, a medical centre, a community centre and recreation ground, with highly-regarded schools nearby. The surrounding commons and woodland offer opportunities for walks, while local bus services provide connections into Guildford. The town offers extensive shopping, restaurants and entertainment, including G Live and the Yvonne Arnaud Theatre, together with direct mainline rail services to London Waterloo. The A3 is readily accessible for connections towards London, the M25 and the south coast.

Transport Links

Guildford 2.4 miles
Wanborough 2.4 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



Sought-after residential area



Off-street parking

