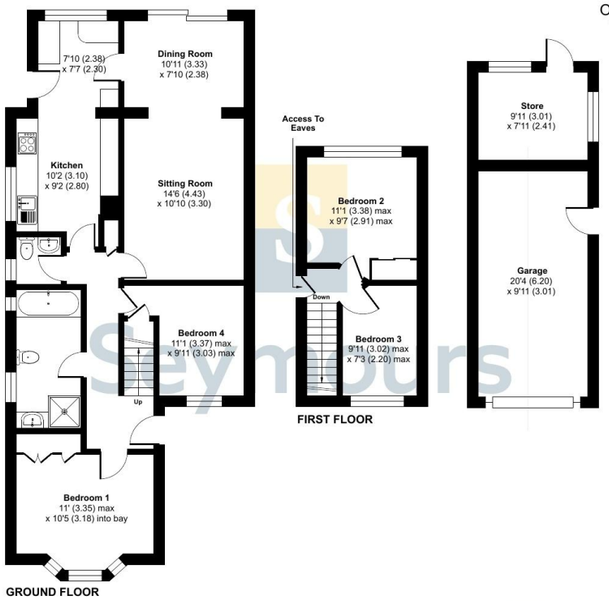
Floorplan

Fairlands, Guildford, GU3

Approximate Area = 1072 sq ft / 99.5 sq m
Garage = 201 sq ft / 18.6 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1351 sq ft / 125.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1471874







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Seymours











24 Envis Way
Fairlands, Guildford, Surrey, GU3 3NH

£475,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 1 bath
- EPC Rating D
- 1351 sq. ft
- Wanborough 2.2 miles
- No onward chain
- Semi-detached chalet bungalow
- Off-street parking
- Garage
- Garden
- Versatile accommodation
- Excellent transport links
- Well-regarded schools nearby

Offered to the market with no onward chain, this attractive four bedroom chalet-style bungalow occupies a pleasant position within the sought-after Fairlands village and offers flexible and well-proportioned accommodation throughout. Having been lovingly maintained over many years, the property presents an excellent opportunity for a purchaser to modernise and personalise to their own taste while benefiting from generous living space, a private rear garden, driveway parking, garage and useful outbuilding.

The accommodation is approached via an entrance hall which provides access to the principal ground floor rooms. To the front of the property is a well-proportioned bedroom featuring a bay window overlooking the front garden, while a further versatile reception room or fourth bedroom is positioned centrally within the home. The spacious sitting room enjoys an attractive outlook over the rear garden and flows openly into a dining area, creating an excellent entertaining and family space with large sliding doors allowing plenty of natural light to flood in.

The kitchen is fitted with a comprehensive range of wall and base units and offers ample worktop space together with room for appliances. Beyond the kitchen is a useful breakfast area with views over the garden and access outside.

A generously sized family bathroom serves the ground floor and is fitted with both a bath and separate shower enclosure, plus there is a separate cloakroom. The ground floor bedroom accommodation provides flexibility for those seeking single-level living, guest accommodation or space for home working.

The first floor offers two further bedrooms, both benefiting from useful eaves storage and enjoying elevated views over the surrounding area. The layout creates a comfortable separation between living and sleeping accommodation and would suit a variety of buyers.

Outside, the front garden is laid mainly to lawn with a driveway extending to the side of the property, providing off-road parking and leading to a detached garage. To the rear, the garden enjoys a good degree of privacy and is arranged with a patio terrace adjoining the property, ideal for outdoor dining and entertaining, leading to an established lawn bordered by mature shrubs, trees and planting. An outbuilding provides valuable additional storage, workshop space or potential for hobby use, subject to any necessary consents.

Fairlands remains one of Guildford's most popular village locations, offering local shops, schools and everyday amenities, whilst Guildford town centre and mainline station are easily accessible. The surrounding countryside provides a wealth of walking opportunities, making this an excellent choice for those seeking a peaceful setting whilst remaining conveniently connected.

Transport Links
Wanborough 2.2 miles
Guildford 2.4 miles

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



No onward chain





Versatile accommodation



Viewings by appointment only
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