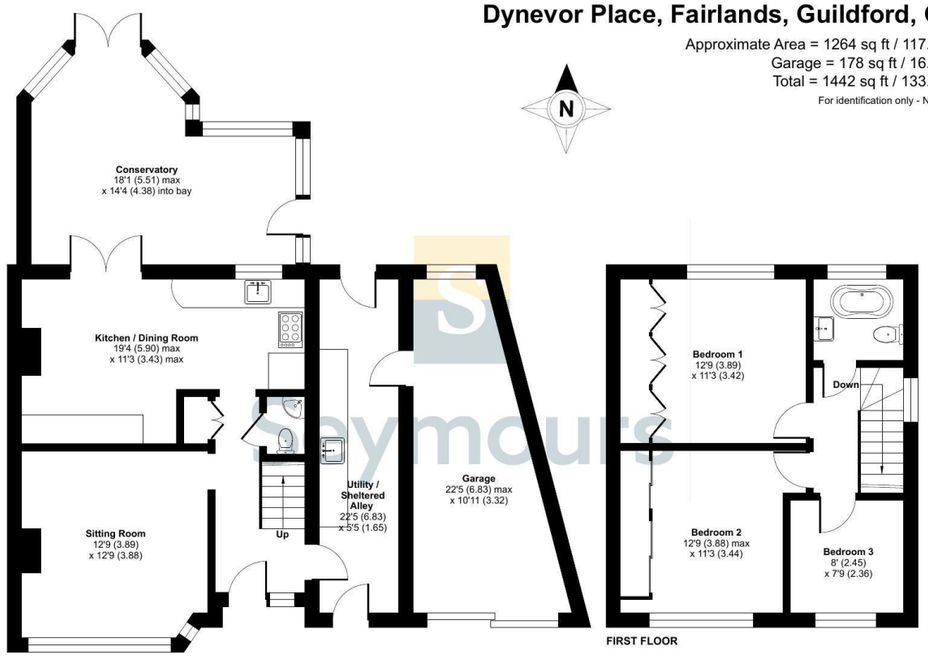
Floorplan

Dynevor Place, Fairlands, Guildford, GU3

Approximate Area = 1264 sq ft / 117.4 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1442 sq ft / 133.9 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: 1539969







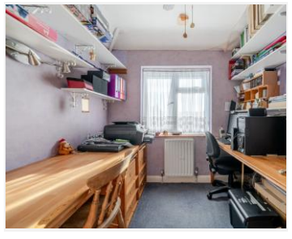
Seymours











19 Dynevor Place
Fairlands, Guildford, Surrey, GU3 3JL

£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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 1442 sq. ft
- Guildford 2.4 miles

- Three bedroom semi-detached house
- Attached garage and useful utility area
- Conservatory opening onto the garden
- Enclosed rear garden with paved terrace
- Scope to update and personalise
- Excellent transport links
- Sought-after schools nearby
- Within easy reach of Guildford town centre

Situated in the popular Fairlands area of Guildford, this three bedroom semi-detached home offers spacious accommodation, a generous driveway providing off-street parking and an attached garage. With a separate sitting room, a kitchen/dining room and a spacious conservatory overlooking the enclosed rear garden, the property provides a practical layout for family living, with scope to update and personalise.

The entrance hall leads into the front-facing sitting room, where a broad bay window brings in plenty of natural light. A fireplace with a decorative timber surround provides a focal point, while the room offers comfortable space for sofas and accompanying furniture.

Across the rear of the house, the kitchen/dining room provides ample space for a family dining table. The kitchen is fitted with a range of timber-fronted cabinets and coordinating work surfaces, complemented by tiled splashbacks, a range-style cooker and an extractor hood. Further cabinetry provides useful storage around the dining area, where a decorative fireplace adds character.

Double doors open into the spacious conservatory, creating an additional reception area with views over the garden. Tiled flooring and extensive glazing give the room a bright, open feel, with French doors leading directly onto the patio. A downstairs cloakroom and a useful covered side passage with a utility area complete the ground floor, with the latter also providing access to the garage and rear garden.

Upstairs, there are two double bedrooms, both benefiting from extensive fitted wardrobes and dressing furniture, together with a third bedroom currently arranged as a home office. The family bathroom is fitted with a freestanding roll-top bath with a shower over, a vanity basin and WC, complemented by tiled walls and flooring.

The rear garden is mainly laid to lawn, with established hedging and timber fencing enclosing the boundaries. A paved terrace immediately behind the conservatory provides space for outdoor dining and seating. To the front, a lawned garden sits alongside the broad driveway, which leads to the garage and covered side entrance.

Fairlands offers local shops, a pharmacy and a primary school, with countryside nearby and Guildford town centre approximately three miles away. Guildford provides an extensive selection of shops, restaurants and leisure facilities, together with mainline rail services to London Waterloo, with faster journeys taking approximately 35–40 minutes. The A3 provides connections towards London, the south coast and the M25, while the Surrey Hills offer further opportunities for walking and outdoor recreation.

Transport Links

Guildford 2.4 miles

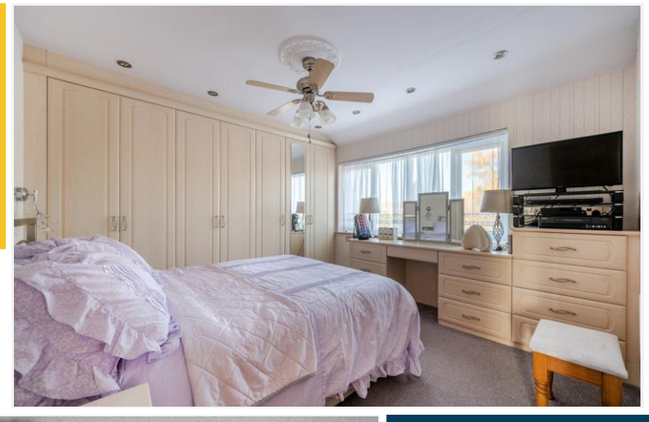
Wanborough 2.4 miles

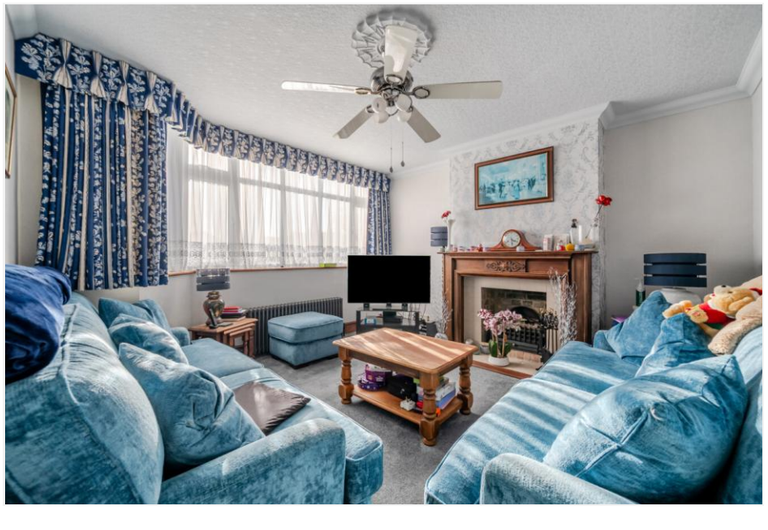
Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Freehold

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

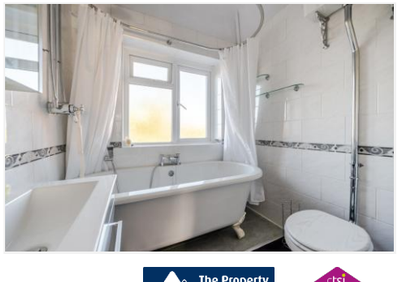


Spacious accommodation





Desirable location



The Property Ombudsman
ctsi APPROVED CODE TradingStandards.uk