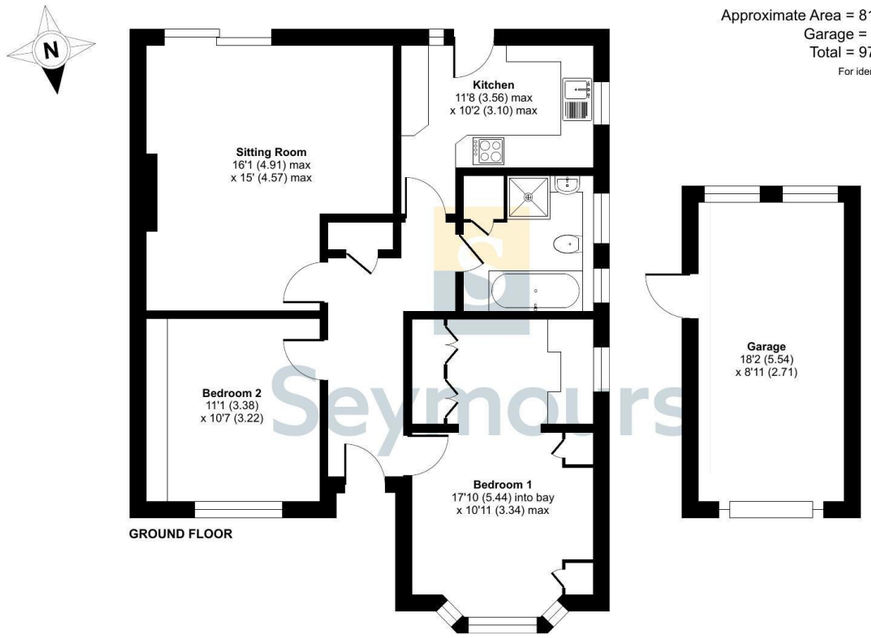
Floorplan

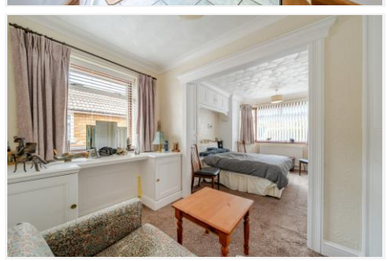
Envis Way, Fairlands, Guildford, GU3

Approximate Area = 814 sq ft / 75.6 sq m
Garage = 162 sq ft / 15 sq m
Total = 976 sq ft / 90.6 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: 1530591







Seymours











84 Envis Way
Fairlands, Guildford, Surrey, GU3 3NJ

£500,000 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

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 976 sq. ft
- Guildford 2.3 miles
- Semi-detached
- Off-street parking
- Garage
- Garden with raised decking area
- Scope to update and personalise
- Approximately three miles from Guildford town centre
- Excellent transport links

This two bedroom semi-detached bungalow benefits from a generous driveway, a detached garage and an attractive, established rear garden. Situated within the popular Fairlands development, the property offers well-proportioned accommodation, including a spacious sitting room and a principal bedroom with an adjoining dressing area, together with scope to update and personalise the interiors.

The entrance hall provides a welcoming introduction, with built-in storage and access to the principal rooms. Positioned at the rear, the spacious sitting room enjoys a pleasant outlook over the garden, with sliding patio doors opening onto the decking. A fireplace provides a focal point, while the generous layout offers flexibility for seating and dining furniture.

The kitchen is fitted with a range of white cabinets, complemented by wood-trimmed work surfaces, tiled walls and flooring. A built-in oven and hob are incorporated into the design, with space for additional appliances and a breakfast bar providing a useful spot for informal dining. A side window brings in natural light, while a glazed door opens onto the rear garden.

Both bedrooms are positioned towards the front of the bungalow. The principal bedroom features a bay window and fitted wardrobes with overhead cupboards, while a wide opening leads into an adjoining dressing area with further wardrobes and a fitted dressing table. The second double bedroom includes fitted shelving and storage. The bathroom comprises a bath, a separate shower enclosure, a vanity basin and WC, with two side windows providing natural light.

The rear garden is a particular feature, with a raised deck adjoining the bungalow providing space for outdoor seating. Steps lead down to a lawn bordered by mature shrubs, established planting and specimen trees, creating an attractive setting with a good degree of privacy. A pathway extends along the garden to a further planted area at the rear, with useful outdoor storage alongside the garage.

At the front, a lawn and mature hedging frame the property, while the block-paved driveway provides off-street parking and continues along the side to the detached garage. The garage also benefits from a pedestrian door opening into the rear garden.

Please note, Probate is yet to be granted.

Fairlands lies approximately three miles from Guildford town centre and offers a range of local amenities, including a parade of shops, a post office, medical facilities and recreation grounds. Worplesdon Primary School is situated on Envis Way, while the surrounding countryside provides opportunities for walking. Guildford offers extensive shopping, dining and leisure facilities, together with mainline rail services to London Waterloo. The A3 is also within easy reach, providing connections to the M25 and the wider road network.

Transport Links
Guildford Station 2.3 miles
Wanborough Station 2.2 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

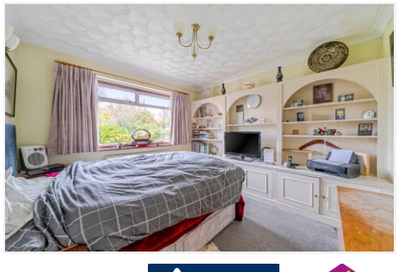


Well-maintained garden with raised decking





Two double bedrooms



The Property Ombudsman
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