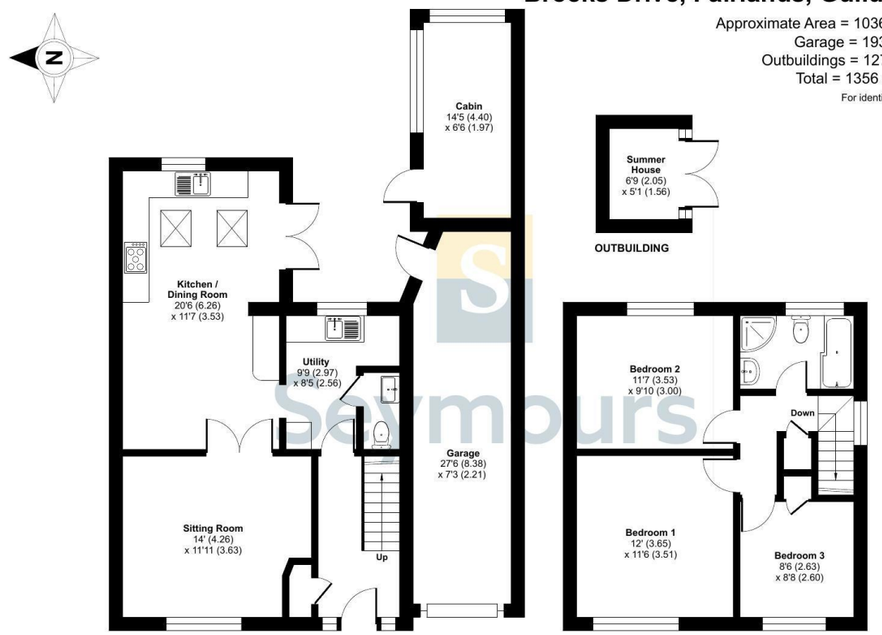
Floorplan

Brocks Drive, Fairlands, Guildford, GU3

Approximate Area = 1036 sq ft / 96.2 sq m
Garage = 193 sq ft / 17.9 sq m
Outbuildings = 127 sq ft / 11.7 sq m
Total = 1356 sq ft / 125.8 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: 1539878







Seymours











3 Brocks Drive
Fairlands, Guildford, Surrey, GU3 3ND

£600,000 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

- 3 bedrooms
- 1 bath
- EPC Rating C
- 1356 sq. ft
- Worplesdon 2.4 miles
- Detached house
- Off-street parking
- Garage
- Open plan kitchen/dining/family room
- Utility room
- Approximately three miles from Guildford Town Centre
- Sought-after schools nearby
- Well-presented

This well-presented three bedroom detached home offers a spacious kitchen/dining room, off-street parking and an attached garage, within the popular Fairlands area of Guildford. The thoughtfully arranged accommodation includes a separate sitting room, utility room and downstairs cloakroom, complemented by an attractive rear garden with a cabin and summerhouse.

The entrance hall provides a welcoming introduction, with wood-effect flooring, useful storage and stairs rising to the first floor. At the front of the house, the sitting room enjoys plenty of natural light through a broad window, while double doors connect it to the kitchen/dining room, allowing the living spaces to be opened up when entertaining.

The extended kitchen/dining room forms the heart of the home, with two rooflights and a rear-facing window creating a bright and inviting space. The kitchen is fitted with blue base cabinets and contrasting white wall units, complemented by pale work surfaces, metro-style tiled splashbacks and a cooker with an extractor above. There is ample room for a dining table and additional seating, while French doors open directly onto the garden.

A separate utility room provides further storage, a sink and space for laundry appliances, with a window overlooking the garden. A cloakroom with a WC and washbasin completes the ground floor.

Upstairs are two double bedrooms and a generous single, providing flexibility for family life or working from home. The principal bedroom benefits from fitted wardrobes, while the second double overlooks the rear garden. The family bathroom is attractively finished with white tiling and patterned flooring, and includes a bath, separate shower enclosure, washbasin and WC.

The enclosed rear garden combines a central lawn with paved seating areas, established planting and a covered terrace for outdoor dining. A timber cabin provides useful additional space with potential for hobbies or home working, alongside a separate summerhouse. To the front, a gravelled driveway provides off-street parking and access to the attached garage, which also has a rear door to the garden.

Fairlands offers a range of local amenities, including shops, a medical centre and community facilities, with Worplesdon Primary School nearby. Guildford town centre is approximately three miles away and provides extensive shopping, restaurants and leisure facilities, together with a mainline station offering fast services to London Waterloo in approximately 35–40 minutes. The A3 connects with the M25, while surrounding countryside and the Surrey Hills provide opportunities for walking and outdoor recreation.

Transport Links

Worplesdon Station 2.4 miles

Wanborough Station 2.4 miles

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

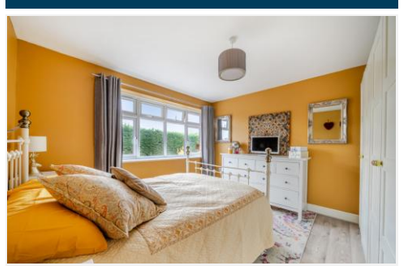


A well-presented, detached family home





Desirable location



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