

25 Dynevor Place, Fairlands, Guildford, Surrey. GU3 3JL

- Four Bedrooms
- Fantastic kitchen
- Separate Lounge
- Two Bathrooms
- Well Presented
- Parking
- Delightful Rear Garden
- Garage
- Gas Central Heating
- Must Be Seen



PROPERTY DESCRIPTION

Situated on the ever popular Fairlands development the well presented home comes too the market offering generous accommodation. The ground floor offers a separate front room, fantastic kitchen/diner/family room, bedroom and shower room whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, spacious garage, parking and a delightful rear garden. Local amenities are nearby as are bus routes but to fully appreciate the the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Covered Porch

Very useful area for coats and shoes, door to:

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect double glazed window, wood burning stove, radiator

Kitchen/Diner/Family Room

Rear aspect doors, range of eye level and base units, space for appliances, island, seating and dining space, wood burning stove, radiator

Bedroom

Rear aspect double glazed doors leading to garden, radiator.

Shower Room

Wash hand basin, low level w.c, shower unit, fully tiled walls

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, built in wardrobes, radiator, feature fireplace

Bedroom

Rear aspect double glazed window, radiator, built in wardrobe, feature fireplace

Bedroom

Front aspect double glazed window, radiator

Bathroom

Frosted double glazed window, panel enclosed bath, low level w.c, wash hand basin, tiled walls.

Outside

Garden

Lovely garden, mainly laid to lawn, panel fencing.

Garage

Electric shutter door, power and light and in our opinion a generous size, rear access via door to rear garden

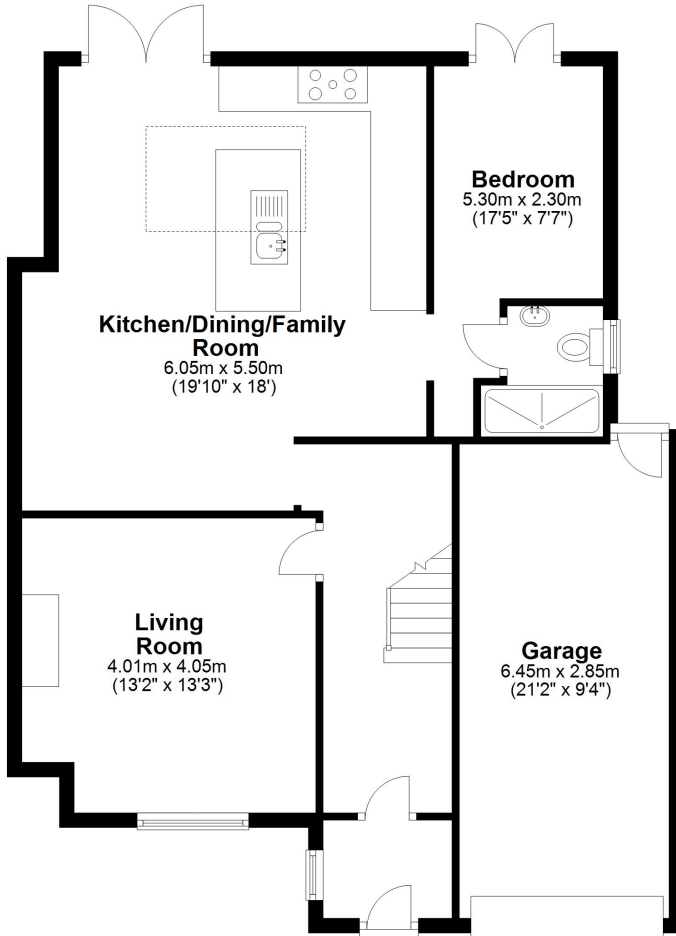


FLOORPLAN



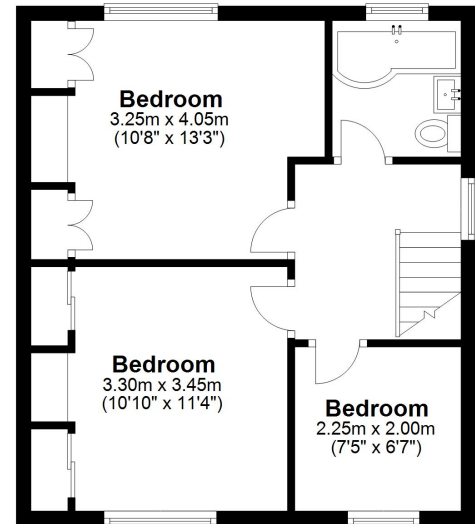
Ground Floor

Approx. 89.9 sq. metres (967.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)