



## 4 Littlefield Way, Fairlands, Guildford, Surrey. GU3 3JE

- No Onward Chain
- Two Bedrooms
- Lounge
- Enclosed Rear Garden
- Kitchen
- Gas Central Heating
- Double Glazed
- Well Maintained
- Off Road Parking
- Shower Room



### PROPERTY DESCRIPTION

Situated on the ever popular Fairlands Development this well maintained semi detached home comes to the market with further scope to extend (STP) Benefits include a generous lounge, kitchen, two bedrooms, shower room and a delightful enclosed rear garden with garage. Further benefits include gas central heating, double glazing and parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended, NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Doors to:

#### Bedroom

Front aspect double glaze window, radiator

#### Bedroom

Front and side aspect double glazed window, radiator

#### Lounge

Rear aspect double glazed doors, radiator, door to:

#### Kitchen

Range of eye and base level units, space for appliances, role top surfaces, rear aspect double glazed door.

#### Shower Room

Double glazed window, shower unit, cupboard, wash hand basin

#### Claokroom

Low level w.c, double glazed window

### Outside

#### Garden

A lovely addition to this home. An array of shrub borders, reminder laid to lawn, access to garage.

#### Garage

up and over door

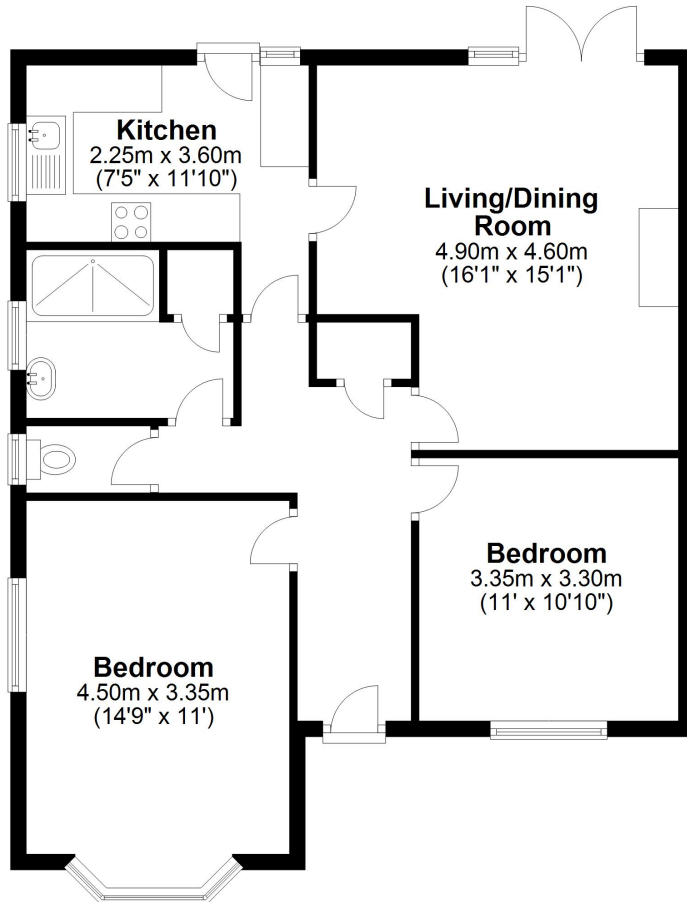


# FLOORPLAN



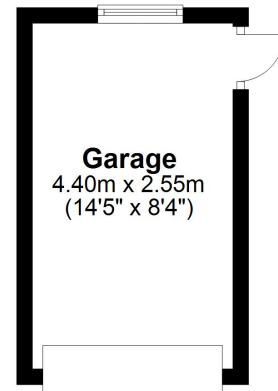
## Ground Floor

Approx. 75.1 sq. metres (808.4 sq. feet)



## Garage

Approx. 11.2 sq. metres (120.8 sq. feet)



Total area: approx. 86.3 sq. metres (929.1 sq. feet)