



5 Wallace Close, Fairlands, Guildford, Surrey. GU3 3NP

- No Onward Chain
- Detached
- Three Bedrooms
- Lounge
- Dining Room
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Must Be Seen
- Bathroom



PROPERTY DESCRIPTION

Situated on the ever popular Fairlands development this detached home comes to the market offering a buyer the opportunity to stamp their mark. Benefits include three bedrooms, lounge, dining room, four piece bathroom, conservatory and kitchen. Further benefits include gas central heating, double glazing, enclosed rear garden, garage and parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Doors to:

Bedroom

Front aspect double glazed window, wardrobes, radiator

Bedroom

Side aspect double glazed window, radiator

Dining Room

Front aspect double glazed window, radiator

Lounge

Twp side aspect windows, radiator, doors to:

Conservatory

Rear aspect window and doors

Kitchen

Side aspect double glazed window, range of eye and base level units, space for appliances

Conservatory

Side aspect window and door.

Bathroom

Side aspect window, low level w.c, wash hand basin, panel enclosed bath, shower unit

First Floor

Bedroom

Velux style window, eaves storage

Garden

Patio area with the remainder laid to lawn, shrub borders.

Garage

Up and over door



FLOORPLAN



Wallace Close, Fairlands, Guildford, GU3

Approximate Area = 1331 sq ft / 123.6 sq m (includes garage excludes covered corridor)

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1379 sq ft / 128 sq m

For identification only - Not to scale

