



## **26 Dynevor Place, Fairlands, Guildford, Surrey. GU3 3JL**

- Four Bedrooms
- Three Reception Rooms
- Cloakroom
- Two Bathrooms
- Parking
- Enclosed Rear Garden
- Kitchen Breakfast Room
- Gas Central Heating
- Double Glazed
- Well Presented





### PROPERTY DESCRIPTION

Situated on the ever popular Fairlands Development this well presented , extended semi detached home comes to the market offering a fitted kitchen, lounge, dining room, cloakroom and lovely conservatory on the ground floor whilst the first floor benefits from four bedrooms one with en suite and a family bathroom. Further benefits gas central heating, double glazing, garage, off road parking, well maintained front garden and a delightful enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, tiled floor, doors to:

#### Cloakroom

Low level w.c, wash hand basin

#### Kitchen/Break Fast Room

Front aspect double glazed window, range of eye and base level units, space for appliances, part tiled walls, rear aspect double glazed door.

#### Lounge

Front aspect double glazed window, feature fireplace, radiator, bi fold doors.

#### Dining Room

Bi fold doors, radiator, door to kitchen/Break fast room, through to :

#### Conservatory

Rear and side aspect double glazed windows and door

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Front aspect double glazed window, radiator, door to:

#### En Suite

Panel enclosed bath, low level w.c, wash hand basin, shower unit.

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bedroom

Front aspect double glazed window, radiator

#### Bathroom

Double glazed window, panel enclosed bath, ,low level w.c, wash hand basin

### Outside

#### Front Garden

Beautifully maintained with an array of plants, paved area, panel fencing , driveway and access to garage.

#### Rear Garden

Maintained like the front , patio area with remainder laid to lawn, fencing, access to garage.

#### Garage

Up and over door, power and light

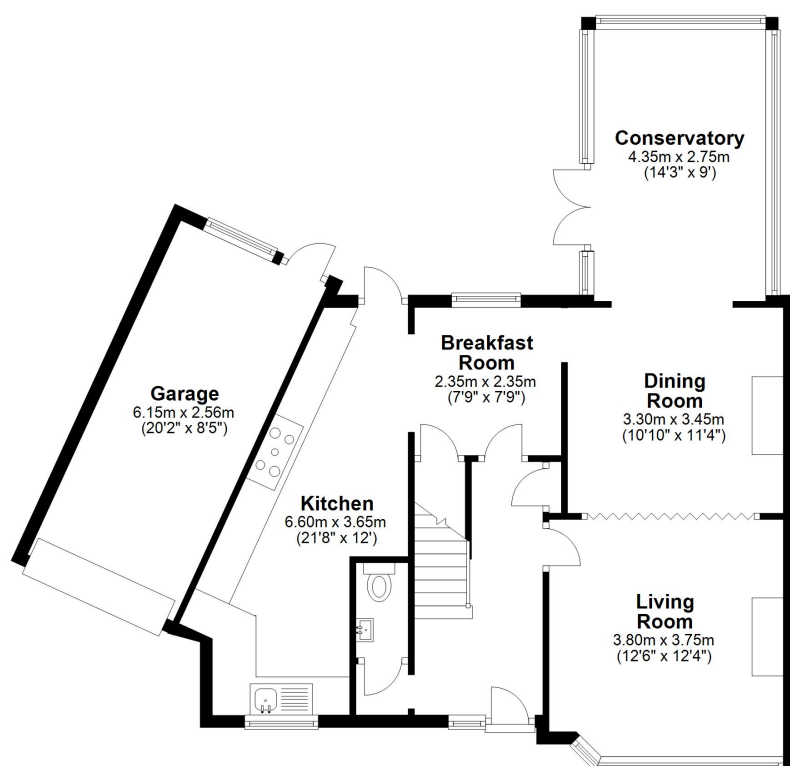


# FLOORPLAN



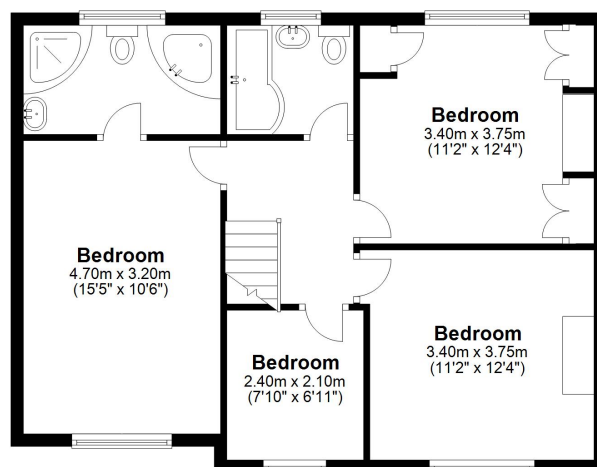
## Ground Floor

Approx. 86.6 sq. metres (932.4 sq. feet)



## First Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



Total area: approx. 149.1 sq. metres (1605.3 sq. feet)