



26 Brocks Drive, Fairlands, Guildford, Surrey. GU3 3NQ

- Four Bedrooms
- Two Bathrooms
- Detached
- Lounge
- Fitted Kitchen
- No Onward Chain
- Garage
- Off Road Parking
- Gas Central Heating
- Conservatory



PROPERTY DESCRIPTION

Situated on the ever popular Fairlands development this detached home comes to the market with the benefits of no onward chain. The ground floor offers three bedrooms, bathroom, lounge, fitted kitchen and spacious conservatory whilst the first floor boasts a substantial bedroom with en suite. Further benefits include gas central heating, double glazing, off road parking, garage and enclosed 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

Entrance Hall

Doors to:

Bedroom

Front aspect double glazed window, radiator, cupboards

Bedroom

Front aspect double glazed window, radiator

Bedroom

Side aspect double glazed window, radiator

Bedroom

Side aspect double glazed window, radiator

Bathroom

Frosted double glazed window, shower unit, low level w.c, wash hand basin

Lounge

Rear aspect double glazed doors, radiator

Kitchen

Side aspect double glazed window, range of eye and base level units, space for appliances, roll top surfaces, rear aspect door leading to;

Conservatory

Rear aspect double glazed window and doors

First Floor

Bedroom

Rear aspect double glazed window and velux style windows, door to:

Bathroom

Velux style window, low level w.c, wash hand basin, panel enclosed bath, tiled walls

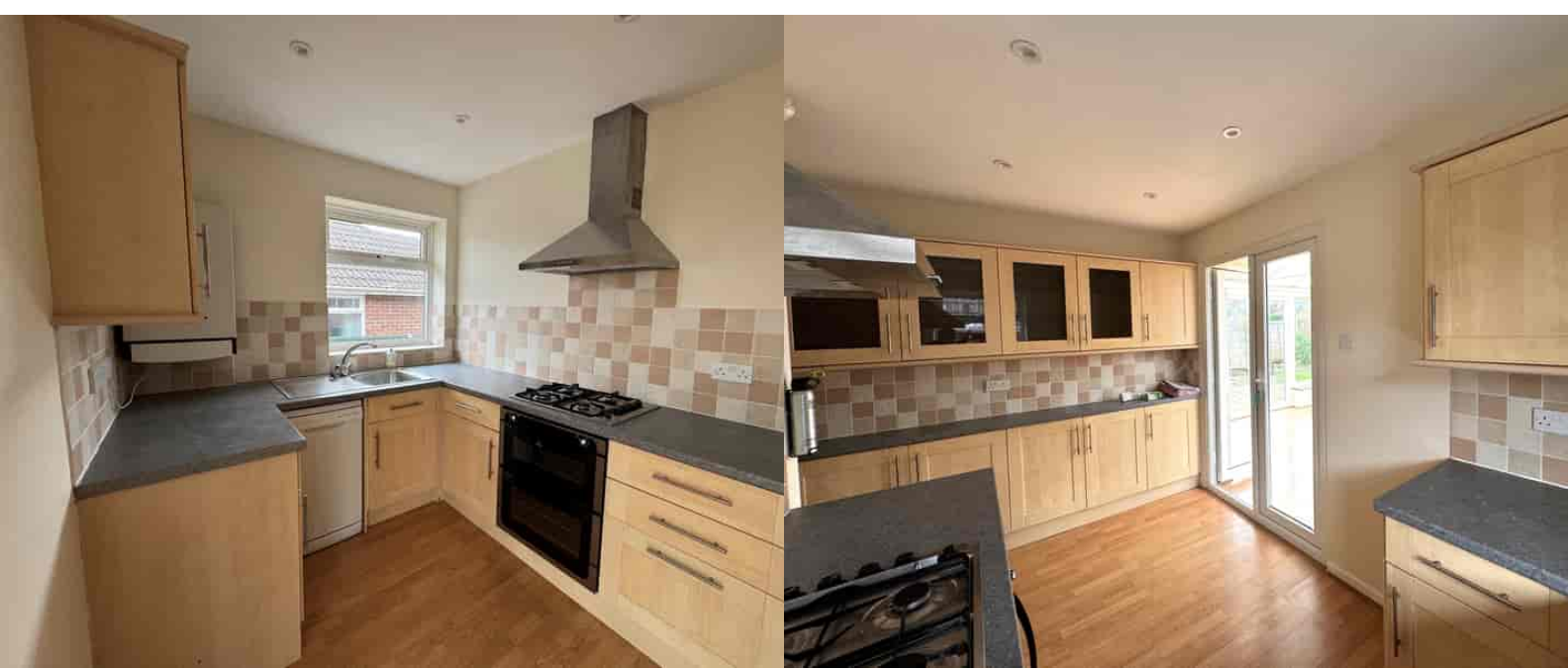
Outside

Garden

Decked and patio area with the remainder laid to lawn, access to garage.

Garage

Power and light, divided in 2. Up and over door

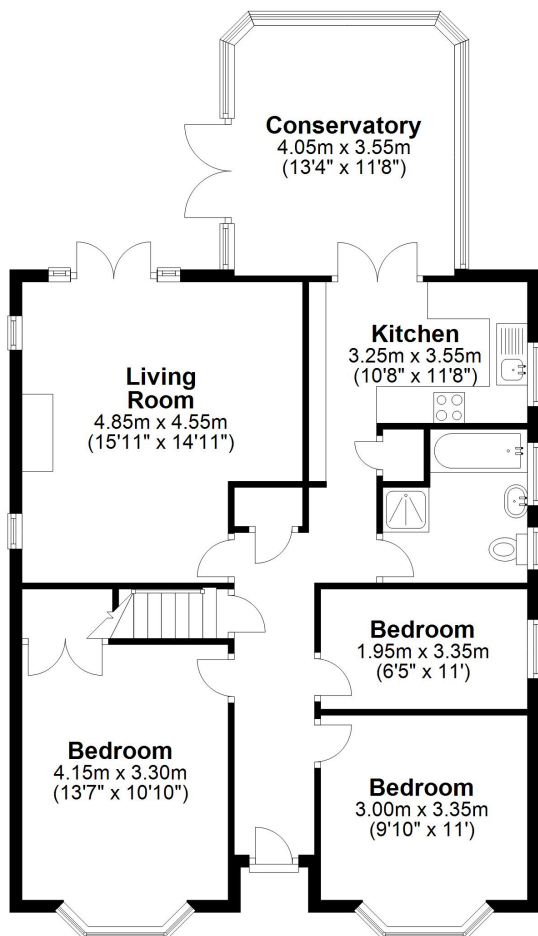


FLOORPLAN



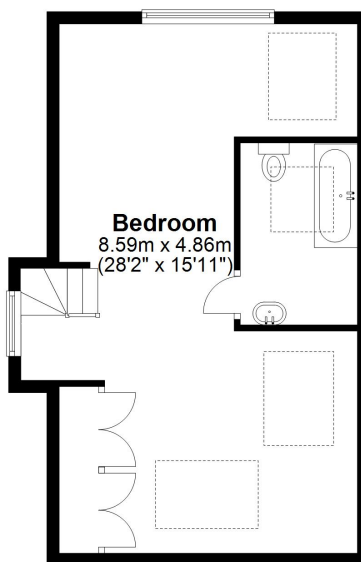
Ground Floor

Approx. 96.1 sq. metres (1034.8 sq. feet)



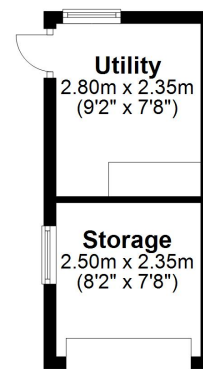
First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Outbuilding

Approx. 12.7 sq. metres (136.3 sq. feet)



Total area: approx. 151.5 sq. metres (1630.5 sq. feet)