



## 8 Quakers Way, Fairlands, Guildford, Surrey. GU3 3NF

- Detached
- 3/4 Bedrooms
- Lounge
- Two Bathrooms
- Enclosed Rear Garden
- Garage
- Gas Central Heating
- Double Glazed
- No Onward Chain
- Parking





### PROPERTY DESCRIPTION

Situated on the ever popular Fairlands Development this detached home comes to the market offering a generous lounge, kitchen, bedroom, shower room and bedroom/reception room on the ground floor whilst the first floor boasts two further bedrooms and bathroom. Further benefits include gas central heating, double glazing, parking, garage and enclosed rear garden. 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

#### Lounge

Front aspect double glazed window, radiator.

#### Kitchen

Rear aspect window and door, range of eye and base level units, space for appliances, door to

#### Conservatory

Rear aspect double glazed window and doors.

#### Bedroom

Rear aspect double glazed window and doors, radiator

#### Shower room

Wet room style, low level w.c, wash hand basin, shower unit. frosted double glazed window.

#### Bedroom/Reception

Front aspect double glazed window, radiator

### First Floor

#### Landing

#### Bedroom

Velux style window, radiator

#### Bedroom

Side aspect double glazed window, radiator

#### Bathroom

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

### Outside

#### Rear Garden

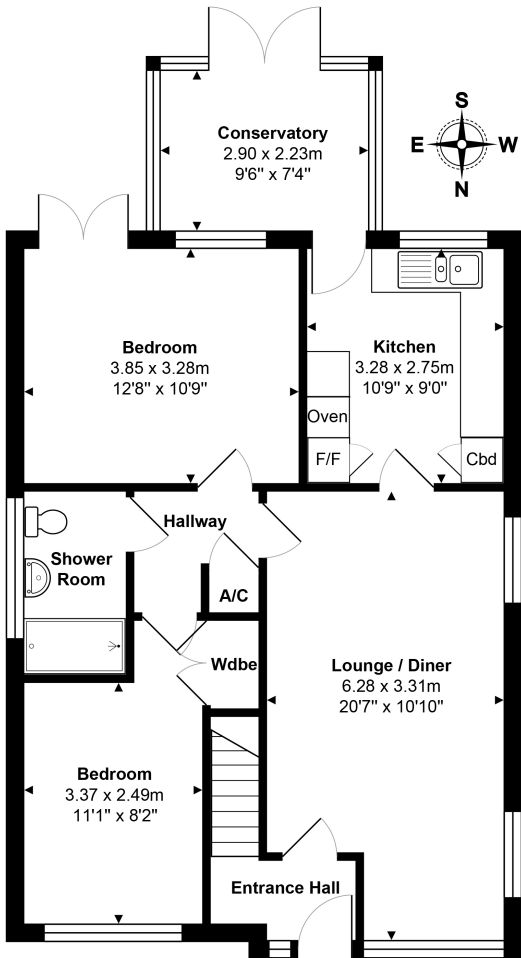
Mainly laid to patio, panel fencing, summerhouse.

#### Garage

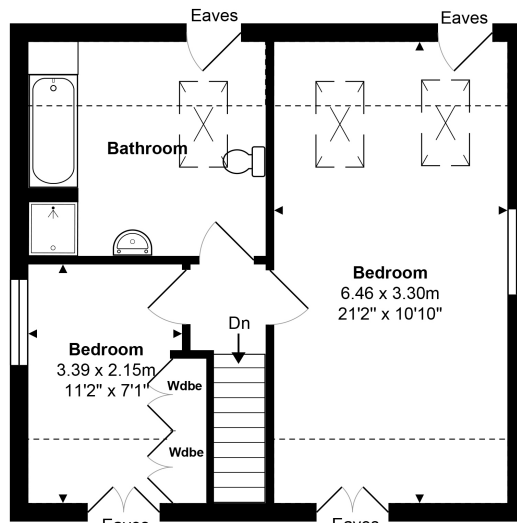
Up and over door



# FLOORPLAN

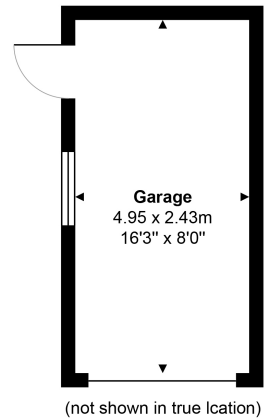


= Reduced Head Height (below 1.5m)



## 1st Floor

Approx. Gross Internal Area 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>



Total Approx. Gross Internal Area 114.7 m<sup>2</sup> ... 1235 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)

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