



14 Gumbrells Close, Fairlands, Guildford, Surrey. GU3 3NG

- Must Be Seen
- Double Glazed
- Garage and Driveway
- Three Bedrooms
- Generous Kitchen
- Lounge/Diner
- Gas Central Heating
- Parking
- Scope o Extend (STP)
- Cul De Sac Location



PROPERTY DESCRIPTION

Situated on the ever popular Fairlands development this semi detached bungalow comes to the market offering a lounge/diner, generous kitchen, three bedrooms and bathroom. Further benefits include gas central heating, double glazing, enclose rear garden, garage and off road 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 window, radiator

Bedroom

Front aspect window, radiator

Bedroom

Side aspect window, radiator

Bathroom

Side aspect window, bath, low level w.c, wash hand basin, part tiled walls.

Kitchen

Two side aspect windows, rear aspect doors, range of eye level and base units, space for appliances, doors to lounge/diner, radiator

Lounge/Diner

Rear aspect patio doors, radiator, space to dine

Outside

Garden

.Patio and decked areas with the remainder laid to lawn, access to garage, side access to front of property, off road parking.

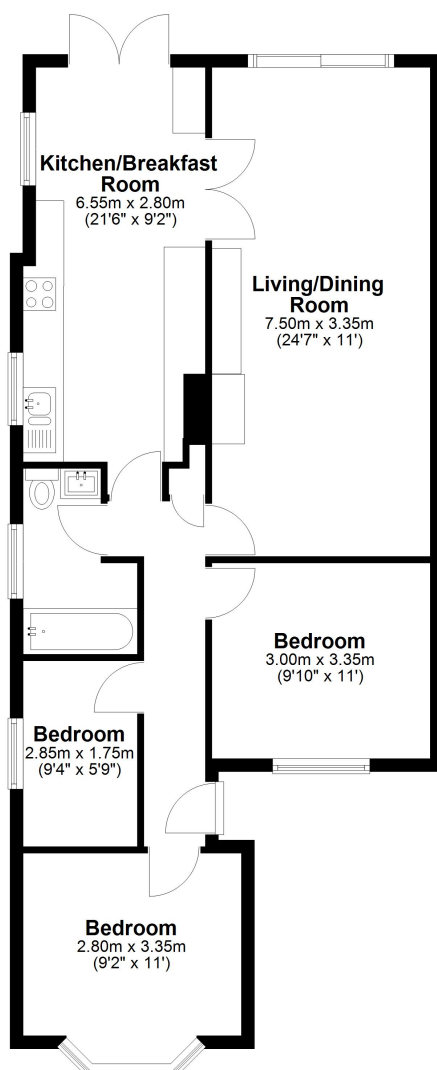


FLOORPLAN



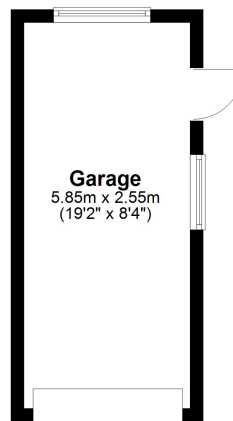
Ground Floor

Approx. 79.3 sq. metres (853.9 sq. feet)



Garage

Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 94.2 sq. metres (1014.5 sq. feet)