



**Chantries
& Pewleys**



Fairlands Avenue
Guildford



INTRODUCING

71 Fairlands Avenue

GUILDFORD, GU3 3NB

This brand-new four-bedroom family home combines contemporary design, energy efficiency, and everyday comfort. Built to the highest standards, it features a superb kitchen/dining space with bi-fold doors, a bright sitting room, and a luxurious top-floor master suite. With underfloor heating, triple glazing, and an air source heat pump, it's both stylish and sustainable. The private garden, ample parking, and convenient Fairlands location complete this exceptional turnkey home.



4 BEDROOMS



OPEN PLAN KITCHEN/DINING ROOM



2 BATHROOMS



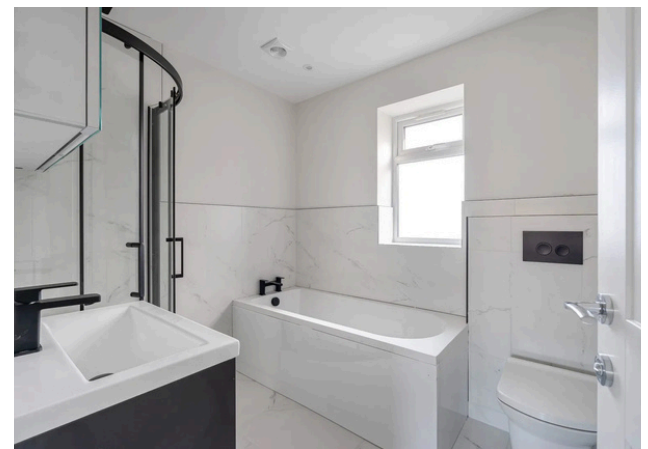
LOW MAINTENANCE GARDEN

Tenure: Freehold
Council Tax Band: D
EPC: D

Some internal images have been digitally staged for illustrative purposes only.









Approximate Gross Internal Area 1499 sq ft - 140 sq m

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 547 sq ft – 51 sq m

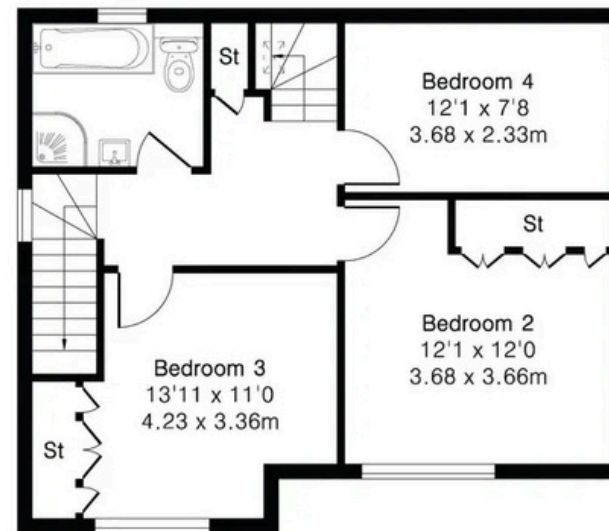
Second Floor Area 405 sq ft – 38 sq m



Second Floor



Ground Floor



First Floor



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