



Fairmont, Hullbrook Lane, Shamley Green
£825,000



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ESTATE AGENT
Est.1991



Fairmont, Hullbrook Lane

Shamley Green, Guildford GU5 0UQ

- Detached character home
- Four bedrooms
- Two Bathrooms
- Sought after location
- Views to the front over farmland
- Driveway parking and garage
- No onward chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Fairmont, Hullbrook Lane

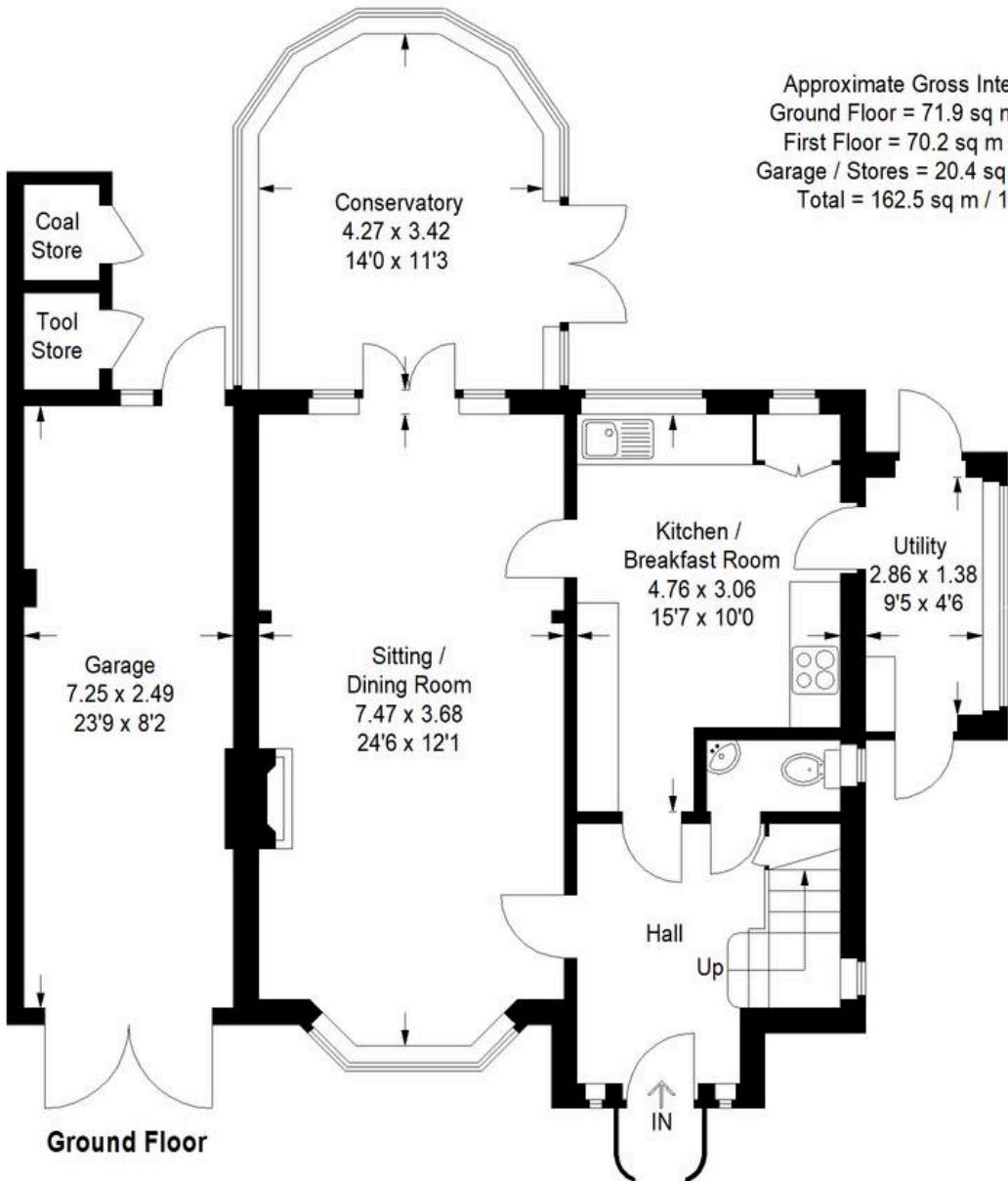
Shamley Green

An individual character detached family home, idyllically located just off the village green with open aspects to the front over farmland. The property has attractive part tiled elevations and has accommodation arranged over two floors. There is a welcoming entrance hall, large front to back sitting room and dining room with bay window, double doors to conservatory, kitchen, cloakroom and lean to utility area. On the first floor, there are four bedrooms with the main bedroom having an ensuite bathroom, family bathroom and separate WC and access to loft storage room. Outside, the property is approached via a paved driveway providing plenty of parking leading to an integral garage with flower and shrub borders around, retained by low brick walling. Side access to the rear garden with crazy paved patio stepping up to shaped lawns with well stocked flower and shrub borders around enjoying a westerly aspect. The property is now a little dated and offers an exciting opportunity to update and improve and we highly recommend an early visit to fully appreciate the potential on offer. No onward chain.

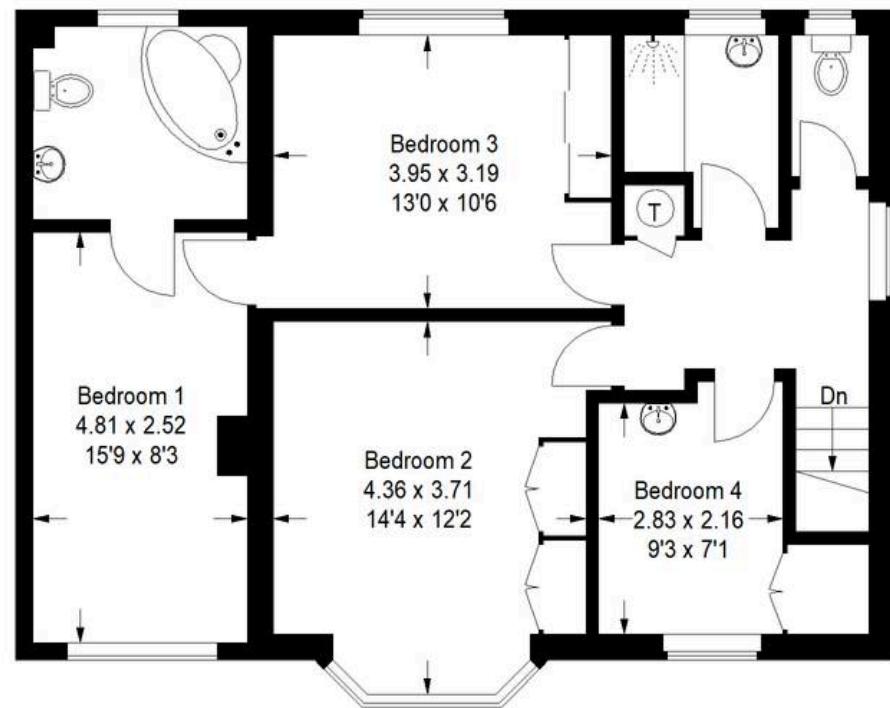




Hullbrook Lane, Shamley Green



Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 First Floor = 70.2 sq m / 756 sq ft
 Garage / Stores = 20.4 sq m / 220 sq ft
 Total = 162.5 sq m / 1750 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.