



14 Gumbrells Close, Guildford GU3 3NG



COLLINS
Independent Estate Agent





14 Gumbrells Close Guildford GU3 3NG

£465,000

Freehold

A beautifully presented three-bedroom semi-detached bungalow, situated on the popular Fairlands development, benefiting from driveway parking, a garage and a delightful enclosed rear garden. The property has been thoughtfully modernised throughout and benefits from double glazing and gas-fired central heating to radiators. A substantial ground-floor extension to the rear has created a wonderfully spacious living area, featuring an impressive brick-built open fireplace and patio doors opening directly onto the garden. The extension has also provided an enlarged kitchen, which has been beautifully refitted with a stylish range of units and fittings. There are three bedrooms, with the principal bedroom enjoying an attractive bay window. Outside, the much loved rear garden is predominantly laid to lawn and enjoys a charming, established setting, with an impressive mature oak tree, generously stocked shrub borders, a decked seating area and a patio, ideal for outdoor dining and entertaining. The garden is fully enclosed and benefits from convenient side access.

- All mains services connected
- EPC - C
- Council tax band - E







A semi detached bungalow within the popular Fairlands development, approximately four miles north-west of Guildford town centre. Fairlands offers an excellent range of local amenities, including a convenience store, Post Office, doctors' surgery, pharmacy, dental practice and community centre with recreational facilities. The area is also well served by local schools, including Worplesdon Primary School, and enjoys easy access to surrounding countryside and attractive local walks. Guildford town centre provides an extensive selection of shops, restaurants, cafés and leisure facilities, together with a mainline railway station offering regular services to London Waterloo. There are also local bus services connecting Fairlands with Guildford, while the nearby A3 provides convenient road links to London and the south coast.



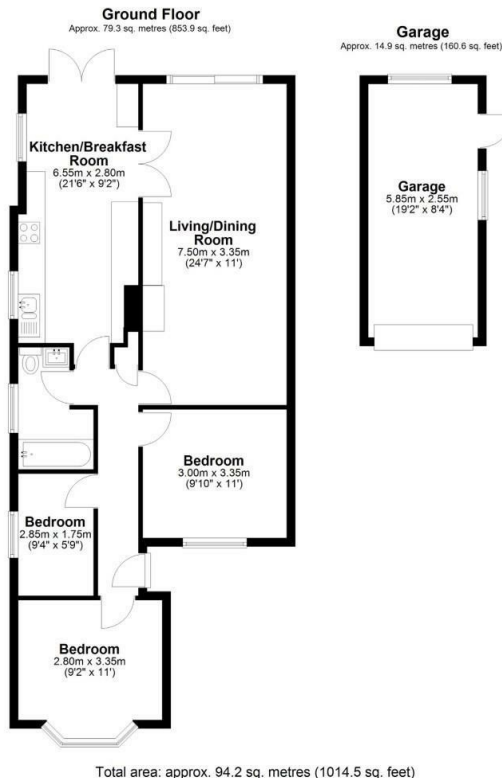
COLLINS

Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.