



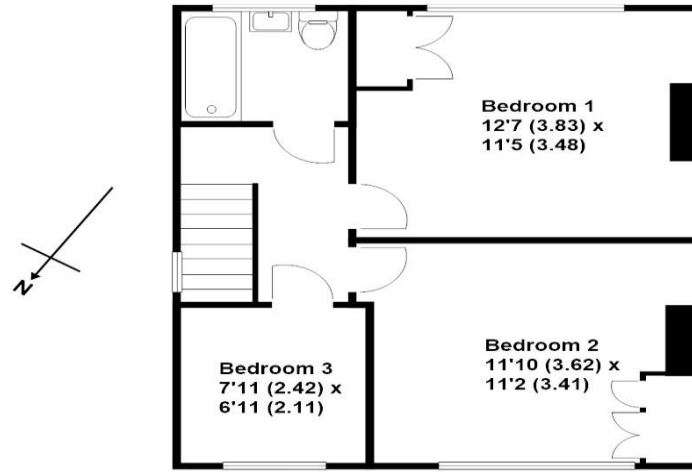
**WORPLESDON**

**OIRO £500,000**

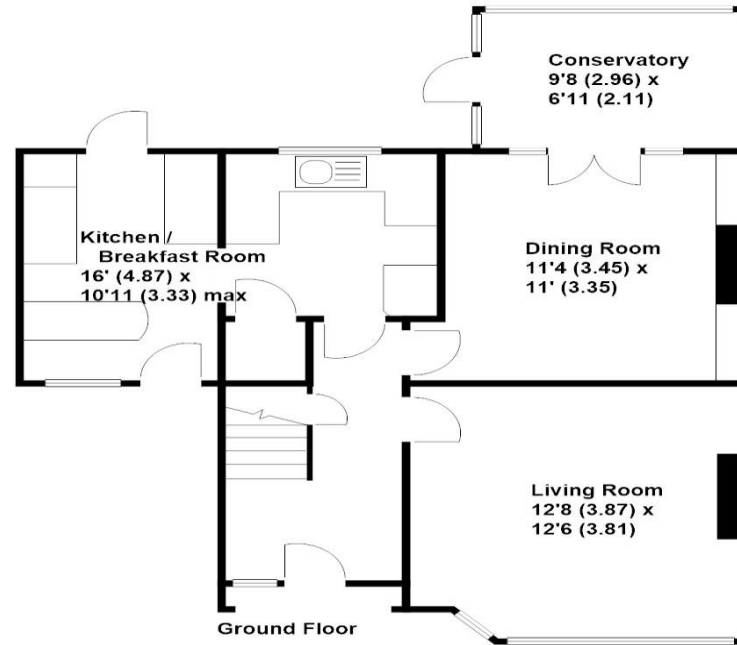
**Rarely available to the market,  
this extended three-bedroom semi-  
detached residence is situated  
within the highly sought-after  
Fairlands Estate.  
NO ONWARD CHAIN**

# Dynevor Place, Fairlands

Approximate gross internal floor area 1049 sq/ft - 97.4 m/sq



First Floor



Ground Floor

These plans are not drawn to scale and are for representational purposes only.  
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## Dynevor Place, Fairlands, Worplesdon, Guildford, Surrey, GU3

- **. Rarely available Three Bedroom semi-detached residence**
- **In need of modernisation**
- **Two separate reception rooms**
- **Utility room and family bathroom**
- **Large rear garden and driveway parking**
- **Potential to extend (STPP)**
- **NO ONWARD CHAIN**

Rarely available to the market, this extended three-bedroom semi-detached residence is situated within the highly sought-after Fairlands Estate. Offering an excellent opportunity for renovation, the property is in need of modernisation and presents significant scope for buyers to create a home tailored to their own tastes and requirements.

The accommodation is well balanced and includes two separate reception rooms, providing flexible living and entertaining space. In addition, there is a convenient utility room, adding to the practicality of the layout. The ground floor offers a strong foundation for further improvement or reconfiguration, subject to the necessary works.

To the first floor, the property comprises three well-proportioned bedrooms served by a well-appointed family bathroom. The internal arrangement offers comfortable family living, with further potential to enhance and extend subject to the usual planning consents.

Externally, the property benefits from a large rear garden, ideal for families and keen gardeners alike, while to the front there is a driveway providing off-street parking. Offered to the market with no onward chain, this is a superb opportunity to acquire a home with excellent potential in a desirable residential location.

Ideally situated in the highly desirable Fairlands area on the edge of Guildford, this property enjoys a peaceful residential setting while remaining close to a wide range of local amenities. Fairlands is well regarded for its strong community feel and convenient facilities, including a parade of shops, doctors' surgery, dentists, community centre, and a range of everyday services, along with nearby green spaces and countryside walks. The area is particularly popular with families, with Worplesdon Primary School within easy reach and Merrist Wood College a short drive away. Nearby Littlefield Common offers attractive woodland walks and open countryside, enhancing the area's appeal. Guildford town centre is just a short drive away, offering a wide range of shops, restaurants and leisure facilities, including the Yvonne Arnaud Theatre and G Live. The town also benefits from a mainline station with fast services to London in around 40 minutes, while excellent road links via the A3 provide easy access to the M25, M3 and surrounding areas, as well as Heathrow and Gatwick airports.

Council Tax Band D - EPC Rating D - Tenure: Freehold

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