



15 St. Michaels Avenue, Fairlands, Guildford, Surrey, GU3 3LY

CLARKE



GAMMON

**15 ST. MICHAELS AVENUE,
FAIRLANDS, GUILDFORD, SURREY, GU3 3LY**

SEMI-DETACHED HOUSE
TWO RECEPTION ROOMS
SCOPE TO EXTEND, STPP

THREE-BEDROOMS
REQUIRES REFURBISHMENT
DRIVEWAY PARKING &
GARAGE

CATCHMENT AREA OF
WORPLESDON PRIMARY
NO ONWARD CHAIN

NEARBY TO LOCAL SHOPS
EPC: D

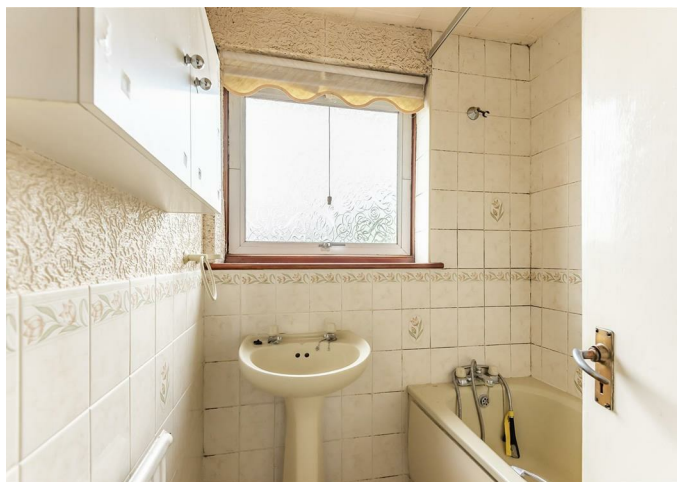


A three-bedroom semi-detached home benefitting from off-street parking and garage offering huge potential to be extended into a modern family home, STPP; located in the popular area of Fairlands, being approx. 3-miles from central Guildford.

THE PROPERTY

This property offers an excellent opportunity to acquire a home in the popular area of Fairlands on the outskirts of Guildford. The three bedroom semi-detached house benefits from its own driveway and a large detached garage to the side and now requires updating and re-modernisation throughout but has the potential to become a fantastic family home with scope for extension to the side and to the rear, subject to the usual planning consents. It's located close to local shops and amenities such as a dentist, doctors surgery, Worplesdon Primary School and more.

Accommodation comprises: entrance porch and hallway with under stairs cupboard; downstairs cloakroom; living room with a feature electric fireplace with stone surround; dining room with sliding patio doors to the garden; kitchen fitted with a range of wood units and laminate work surfaces, integrated oven and electric hob with extractor fan above, tiled flooring and door to side of the property. Upstairs, there are two double rooms and a further single room; two of which have fitted wardrobes and all served by the family bathroom fitted with a bath and basin and separate W.C.



THE GROUNDS

To the front of the property, there is a paved driveway allowing off-road parking for two vehicles and giving access to the garage. The front garden has an area laid to lawn with side gate giving access to the rear of the property. The rear garden has a paved patio and the remainder is laid to level lawn with a garden shed and hedged/fenced perimeter.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 3.5 miles

GUILDFORD MAINLINE STATION | 3.5 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 34 miles

GATWICK AIRPORT | 28 miles

HEATHROW AIRPORT | 21 miles

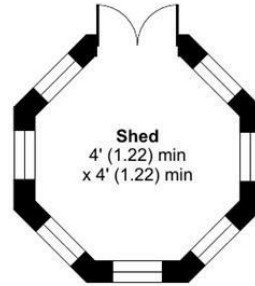
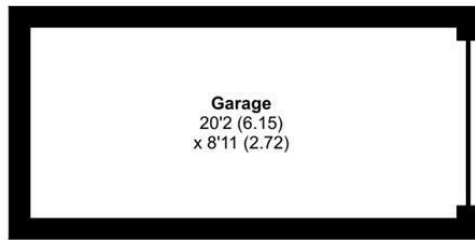
Fairlands, Guildford, GU3

Approximate Area = 1179 sq ft / 109.5 sq m (includes garage)

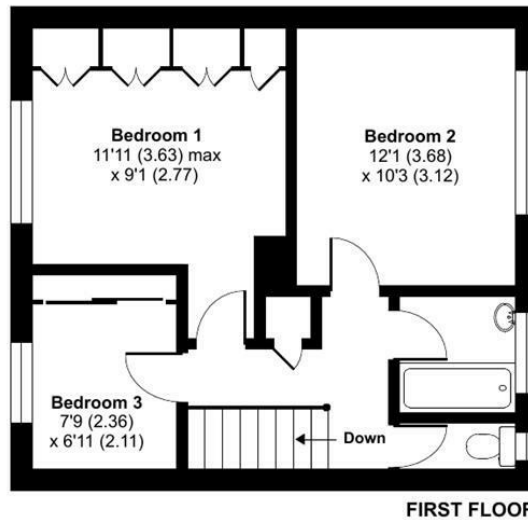
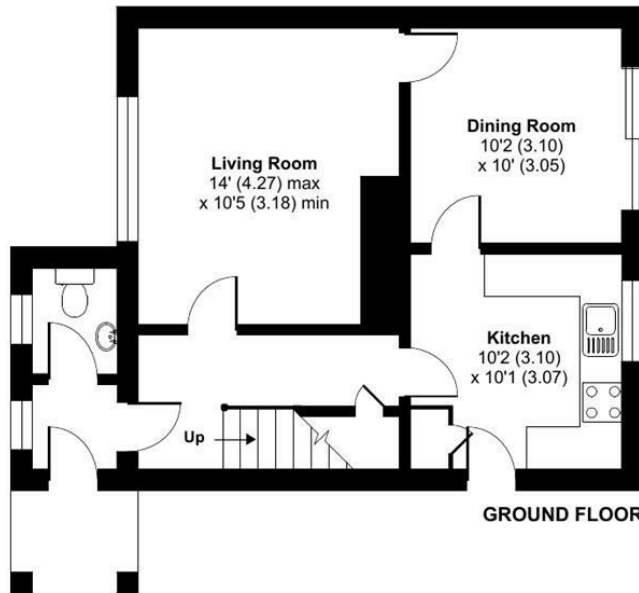
Outbuilding = 77 sq ft / 7.2 sq m

Total = 1256 sq ft / 116.7 sq m

For identification only - Not to scale



OUTBUILDING



LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

Mains water, electricity, mains drainage
gas central heating

23rd August 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

84

57

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 887809

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DIRECTIONS

SAT NAV REF: (Post Code: GU3 3LY)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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