



34 Brooke Forest, Guildford, Surrey, GU3 3JJ

CLARKE  GAMMON
WELLS

**34 BROOKE FOREST,
FAIRLANDS, GUILDFORD, SURREY, GU3 3JJ**

CHALET BUNGALOW

THREE BEDROOMS

DETACHED GARAGE

POTENTIAL TO EXTEND, STPP

NO ONWARD CHAIN

REQUIRES MODERNISATION

TWO RECEPTION ROOMS

DRIVEWAY PARKING

NEARBY LOCAL SHOPS

EPC: E



A semi-detached three-bedroom chalet bungalow that now requires complete refurbishment throughout.

Situated close to local shops in Fairlands, the property is within easy access to the centre of Guildford.

THE PROPERTY

This two-bedroom chalet bungalow allows the incoming purchaser to make their own mark and would now benefit from complete re-modernisation and allows potential to extend (as others have also done in the road), subject to the usual planning consents. The property is situated in the popular Fairlands location, nearby to the local parade of shops whilst being within easy access to Guildford's town centre.

Accommodation comprises: entrance hall; living room with gas fireplace; inner hallway; kitchen fitted with wall and base units and laminate worktops; sun room; dining room; downstairs dual aspect bedroom with fitted wardrobes and drawers; bathroom comprising bath and basin; separate cloakroom; two bedrooms upstairs; attic/roof space in unconverted section of loft.



THE GROUNDS

To the front and side of the property, there is a paved driveway allowing off-road parking for numerous vehicles and gives access to the covered car port and detached garage. The front garden is mainly laid to lawn with established shrub borders.

The south-westerly facing rear garden has a small paved patio area with an ornamental pond. The garden is predominantly laid to lawn with mature borders, a greenhouse, fenced perimeter and a gate giving access to the side of the property.

SITUATION

Fairlands is a neighbourhood of Worplesdon situated on the outskirts of Guildford with a parade of shops, which includes a convenience store, post office, a doctor's surgery, primary school and hair and beauty salon. Directly north of Fairlands is the Equestrian Centre of Merrist Wood College, which specialises in horticulture, landscaping, garden design, animal care, countryside and equine studies etc - it encompasses 400 acres (160 ha) of land. Guildford town centre is close by with its comprehensive range of shopping, social, recreational & educational facilities. Worplesdon station provides a service to London Waterloo in approx. 34 minutes and Guildford mainline railway station is also within easy access. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports.

GUILDFORD | 3.3 miles

WOKING | 5.6 miles

WORPLESDON STATION | 3.2 miles

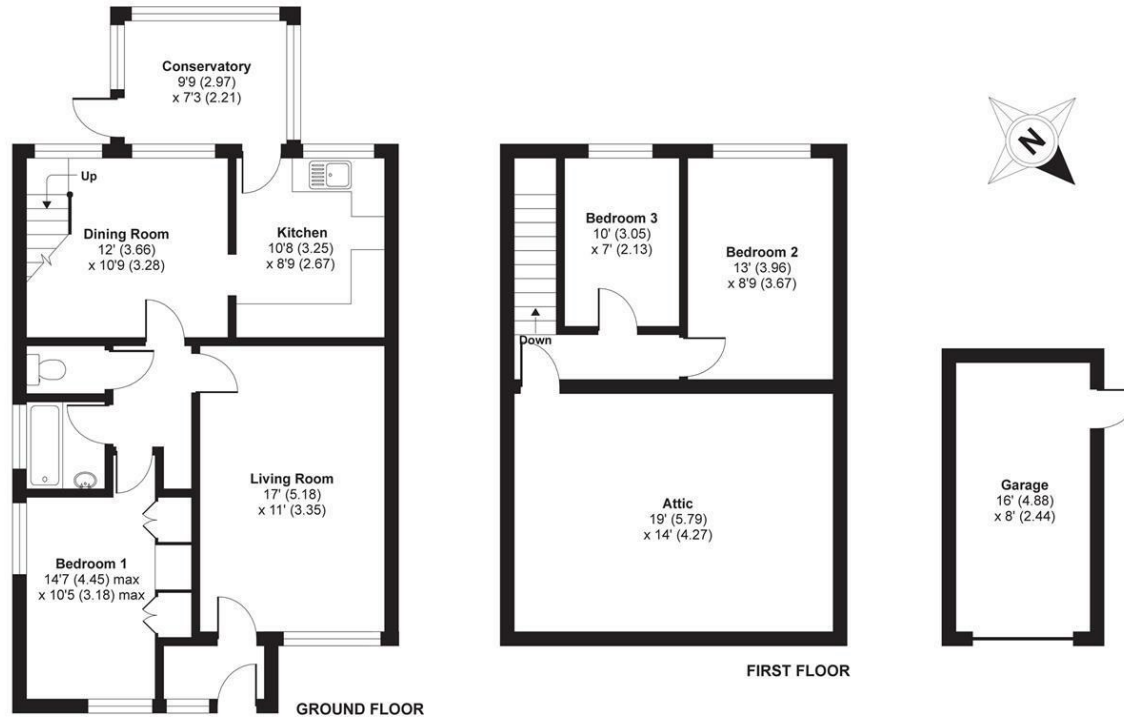
LONDON WATERLOO | approx. 34 minutes by train (from Worplesdon station)

CENTRAL LONDON | 34 miles

HEATHROW AIRPORT | 24 miles

Brooke Forest, Fairlands, Guildford, GU3

APPROX. GROSS INTERNAL FLOOR AREA 1400 SQ FT 130 SQ METRES (INCLUDES GARAGE & ATTIC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

| 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 | | |
| | 53 | 81 |
| England & Wales | EU Directive 2002/91/EC | |

CGW GUILDFORD OFFICE

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DIRECTIONS

Sat Nav Ref: (POST CODE: GU3 3JJ)

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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