

Pewleys.



58 Station Road | Shalford | Guildford | GU4 8HD

A delightful and deceptively large 3 bedroom end of terrace cottage offered for sale in good decorative order with adaptable accommodation over three floors. Ideally located within the heart of Shalford village.

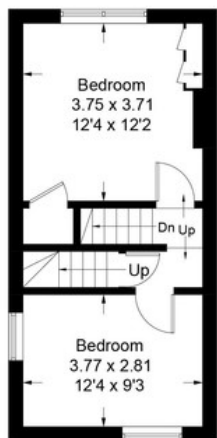
- Character cottage in the heart of Shalford
- 3 double bedrooms, 1 with en suite shower
- Attractive sitting room with open fireplace
- Long south facing garden & front courtyard
- Level walk of village shops & station



Ground Floor

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID370659)



Property Description

This character cottage has an attractive sitting room to the front with an open fireplace, a separate dining room leading to a well fitted kitchen and a modern downstairs bathroom. Off the kitchen there is also a very useful covered area which provides access to the rear garden. On the first floor there are two double bedrooms and a stairway leading to a wonderfully bright top floor bedroom with its own en suite shower room.

To the front of the property there is a courtyard garden set behind an original brick wall. The rear garden is a great feature being south facing and measuring over 75ft in length. There is a patio area directly behind the property and a very useful hidden area to the very end of the garden housing a substantial garden shed and green house.

The village green is just a short level walk away, as is Shalford village centre which has a selection of shops, a cafe, pharmacy, station, frequent bus routes and an excellent village school. Guildford provides a far wider range of amenities with its famous cobbled High Street, popular leisure and recreational facilities, easy access to the A3 and station for London Waterloo c35 minutes.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and, whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements