

Pewleys.



18 Ashcroft | Shalford | Guildford | GU4 8JT

In a quiet no through road, with direct access onto Shalford Common and only a short distance from Shalford's popular village centre and station, this detached single storey property provides generous accommodation in addition to a delightful sunny garden.

- Quiet no through road
- Good sized sitting room
- Large and private rear garden
- Potential to extend, subject to planning permission
- Close to Shalford village centre



Property Description

Approached via a private driveway with generous parking and benefiting from a detached double length garage, the property provides well proportioned accommodation with 3 bedrooms and a good sized living room and kitchen.

Entering the property you walk into a spacious hall with a large feature archway. The generous sized sitting room has large windows to the front, with smaller side windows, allowing the light to flood in. The kitchen is also at the front, with a door providing side access. It has a range of fitted units and space for a small table.

The 3 bedrooms are at the rear of the property, with bedroom 1 benefiting from built-in wardrobes. Bedroom 3, which is a single, has sliding patio doors out to the garden. The bathroom has a white suite and there is a separate wc.

A number of the properties in the road have been enlarged and we believe that scope exists, subject to normal planning permission, to extend the property.

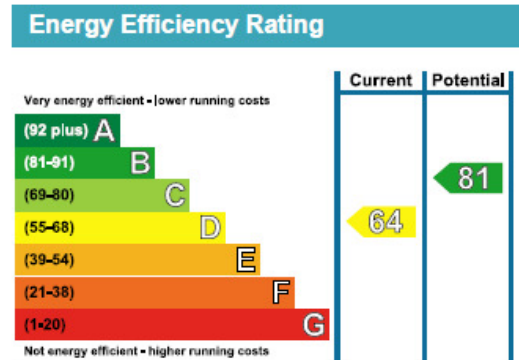
The delightful spacious gardens are a particular feature of the property. They provide a private and peaceful setting with a selection of mature plants and trees, and a patio area behind the house. A rear gate provides access to Shalford Common. From the driveway there are metal gates to the rear garden and to the detached garage.

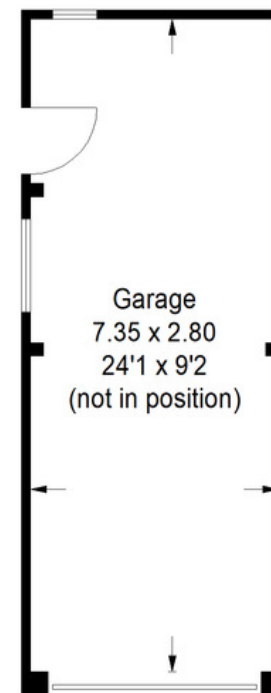
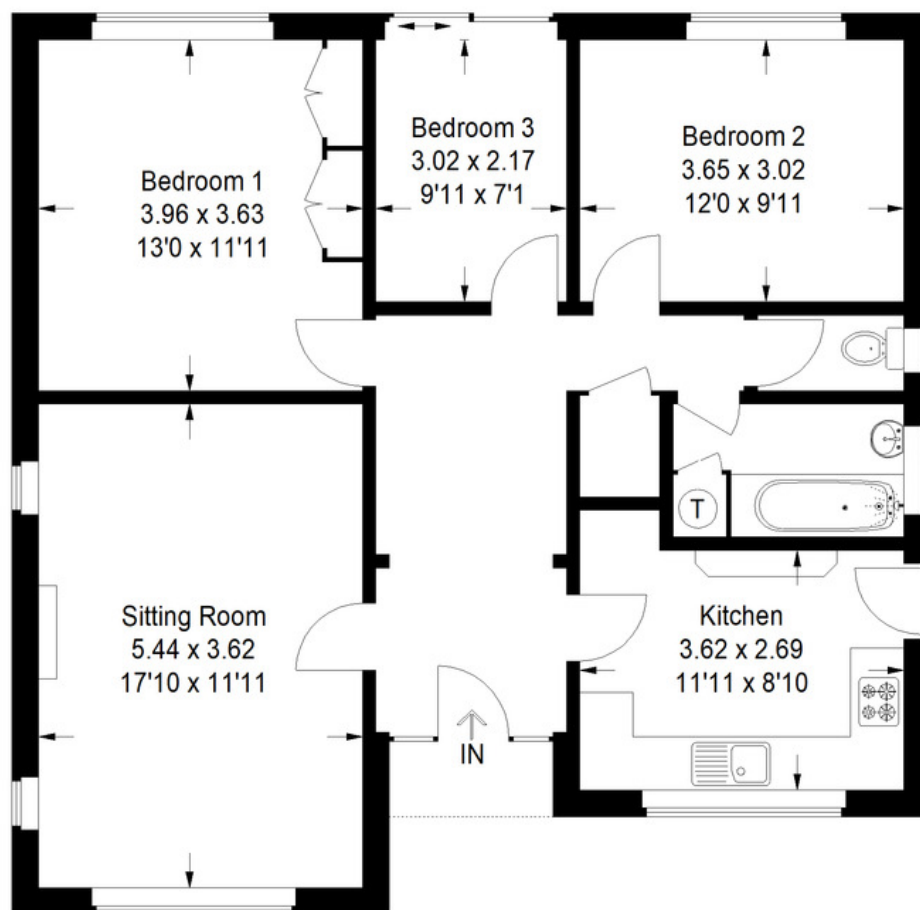




The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, three pubs, coffee shop, tennis and cricket club. There is an excellent selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities.

Guildford, approximately two miles away, provides an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford main-line station provides a fast and regular service to London Waterloo in approximately 35 minutes. The area is well served by a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.





Ashcroft, Shalford

Approximate Gross Internal Area :
House = 85.5 sq m / 920 sq ft
Garage = 20.6 sq m / 222 sq ft
Total = 106.1 sq m / 1142 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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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

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