



46 The Shimmings, Boxgrove Road, Guildford, Surrey, GU1 2NQ





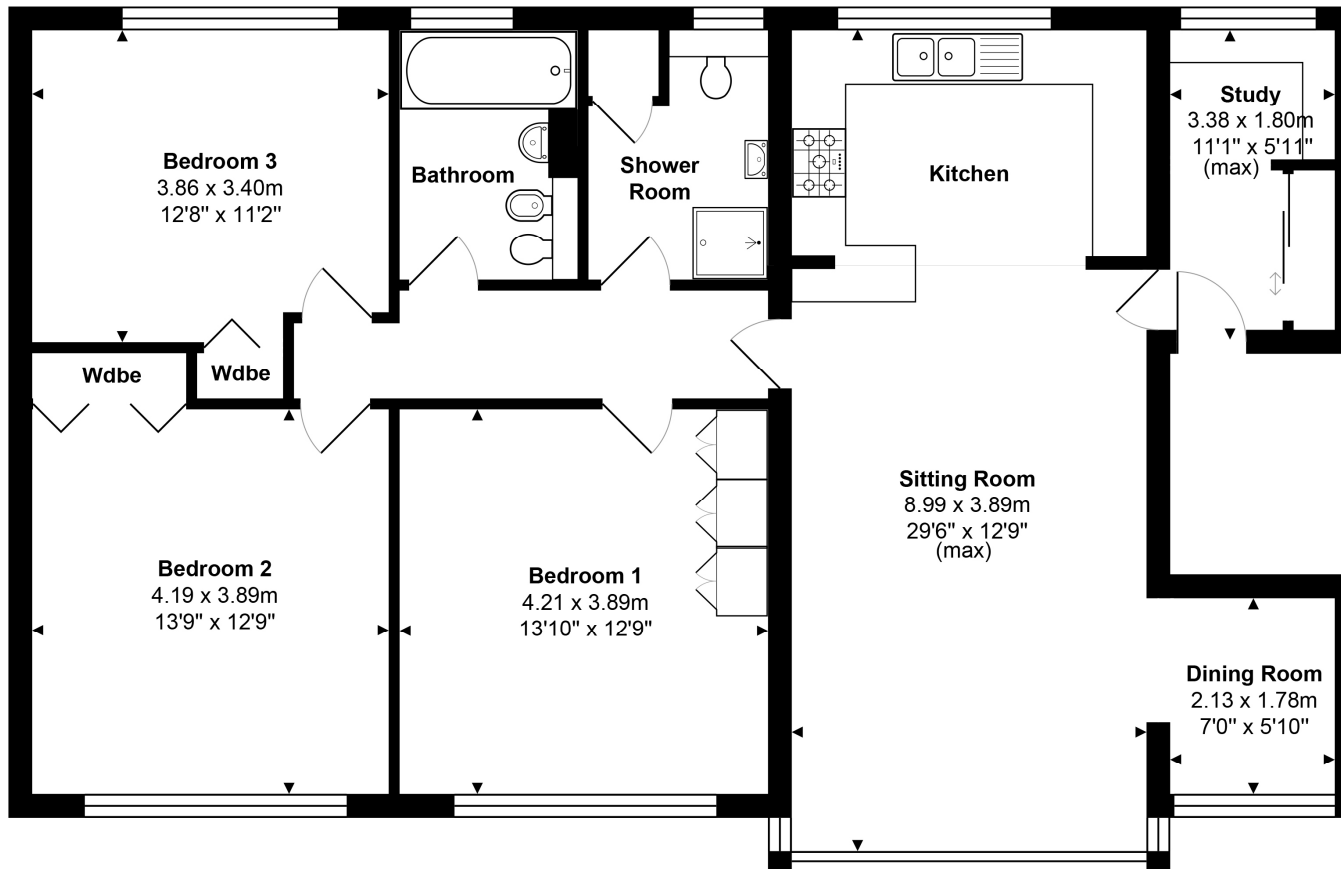
3 bedrooms
Living/dining room
Fitted kitchen
Study
Shower room
Bathroom
Communal gardens
Garage
Tenure Share of Freehold
Lease 999 years from 1964. Service charge £1631.85 pa.
Council tax band E EPC C.

Conveniently situated close to local shops, schools and Stoke Park, 46 The Shimmings is a generously proportioned 3-bedroom first-floor apartment located in a very quiet and private location. The apartment is a well presented property offering light, bright and spacious accommodation including open plan kitchen to the living room, study area, bathroom and further separate shower room. The property comes with a garage, offering ample storage space.



Boxgrove parade is within easy reach and provides a splendid range of local shops including a superb butchers, coffee shop and a greengrocers. Schooling is excellent with several within walking distance including Boxgrove Primary, St Thomas of Canterbury, St Peters and George Abbot.

Guildford with its famous cobbled High Street and Castle is located approximately 1 mile away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. There are 2 stations in Guildford and from the main station there is a regular and fast service to London Waterloo, taking approximately 37 minutes. The A3 is only about 5 minutes drive away which links to the M25.



1st Floor

Approx. Gross Internal Area 114.9 m² ... 1237 ft²

All measurements are approximate and for display purposes only. Not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

