



18 Grantley Close

Shalford Surrey GU4 8DL

Guide Price: £965,000 Freehold





- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Kitchen & Utility Room
- Four Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Double Length Garage
- Attractive South Facing Garden Plot Approx. 0.2 of An Acre
- Great Potential to Extend (STPP)



A much loved four bedroom detached family house, built in the 1950's, which provides bright and well planned accommodation and offers excellent potential to be updated and extended, subject to planning permission. The house has a wonderful south facing garden with the plot extending in all to approximately 0.2 of an acre, a large driveway and double length garage. The property is set in a small private cul de sac in the popular village of Shalford with its pretty village green, excellent local shops, leisure and recreational facilities, bus routes and train station. The town centres of Guildford & Godalming are close at hand.







Shalford Station – 0.5 miles Guildford Station 2.5 miles

Village Centre – 0.4 miles Guildford – 2.5 miles Godalming - 3.2 Miles

Infant School – 0.6 miles Junior School – 1.5 miles

Secondary School – 2 miles

Doctors – 1.6 miles Dentist – 2.7 miles

A3 – 3.9 miles M25 – 12 miles M3 – 16 miles

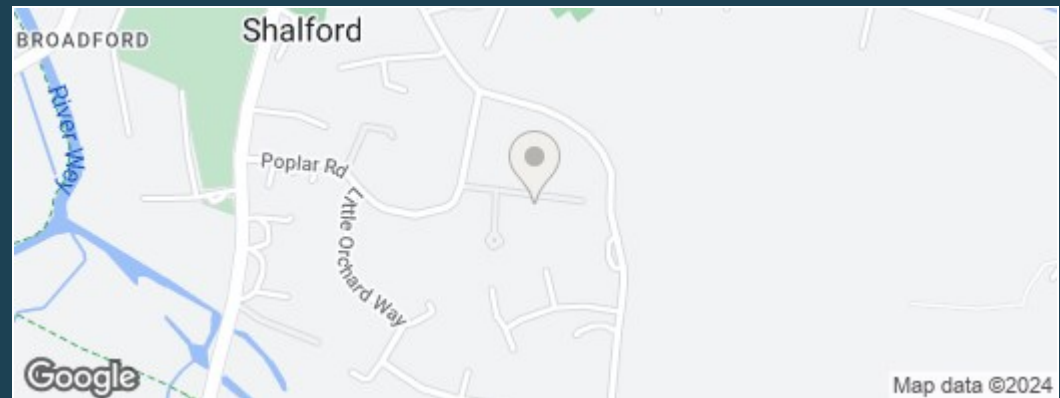
EPC Rating – D

Gatwick – 25 miles Heathrow – 22 miles

Council Tax Band - G £3733.62p Payable 2023/2024



Directions: Travelling in a southerly direction from Guildford on the A281, pass Shalford Station on your left and at the mini roundabout take the first turning on the left into Kings Road (A248). After a short distance take the first turning on your right, immediately after the cricket green, into Chinthurst Lane. Continue along Chinthurst Lane for approx. 0.2 of a mile and take the right hand turning into Poplar Road. Grantley Close is then the first turning on your left.

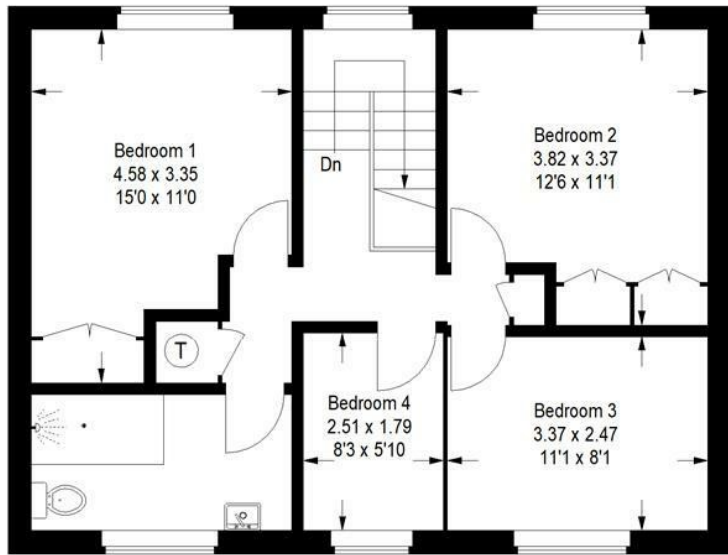


Grantley Close, Shalford

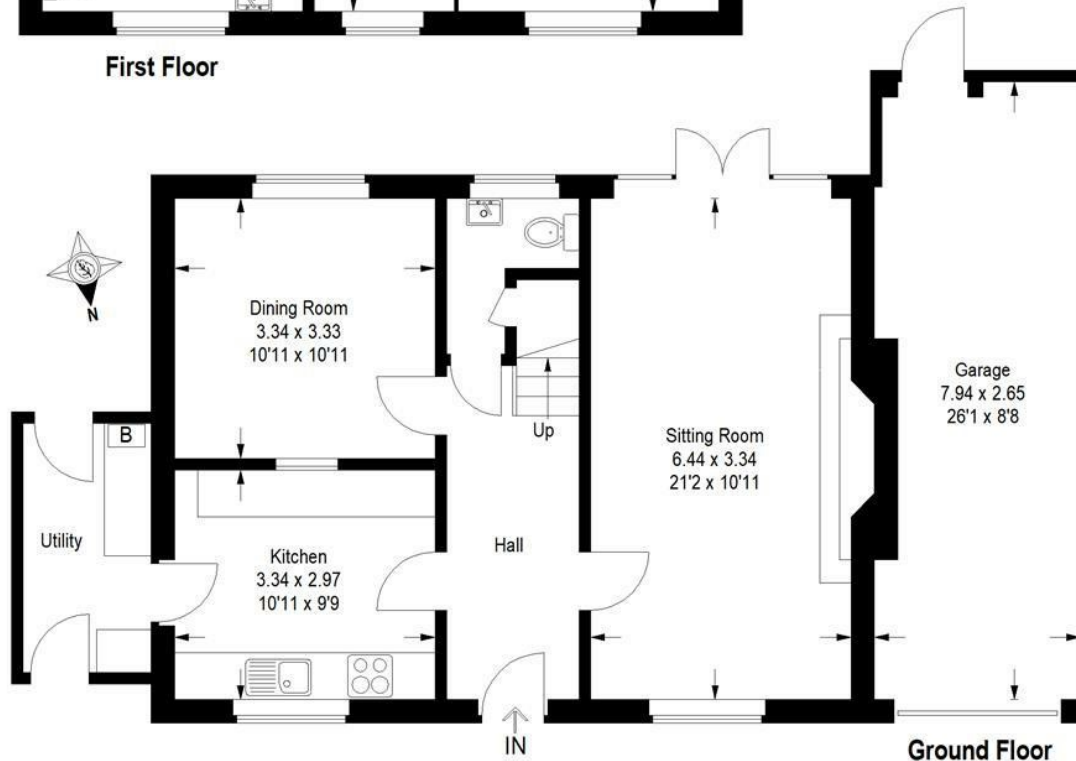
ZOOPLA

Approximate Gross Internal Area
 Ground Floor = 63.7 sq m / 686 sq ft
 First Floor = 56.1 sq m / 604 sq ft
 Garage = 20 sq m / 215 sq ft
 Total = 139.8 sq m / 1505 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.



First Floor



Ground Floor



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email:office@emery-orchard.co.uk

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

