



29 Poplar Road

Shalford Guildford Surrey GU4 8DH
Guide Price: £850,000 Freehold





- No Onward Chain
- Excellent Potential to Improve and Extend (STPP)
- 1/3 Mile to Village Centre & Cricket Green
- Sitting Room
- Dining Room
- Kitchen & Cloakroom
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- 0.2 Acre Secluded Rear Garden
- Driveway & Garage



A three bedroom detached family house providing bright and well planned accommodation and offering excellent potential to be updated and extended, subject to planning permission. The house has a generous plot extending in all to approximately 0.2 of an acre including a driveway and garage. The popular village of Shalford with its pretty village green, excellent local shops, leisure and recreational facilities, bus routes and train station are all within easy reach and the town centres of Guildford & Godalming are close at hand.







Shalford Station – 0.5 miles Guildford Station 2.5 miles

Village Green/Centre – 0.3 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

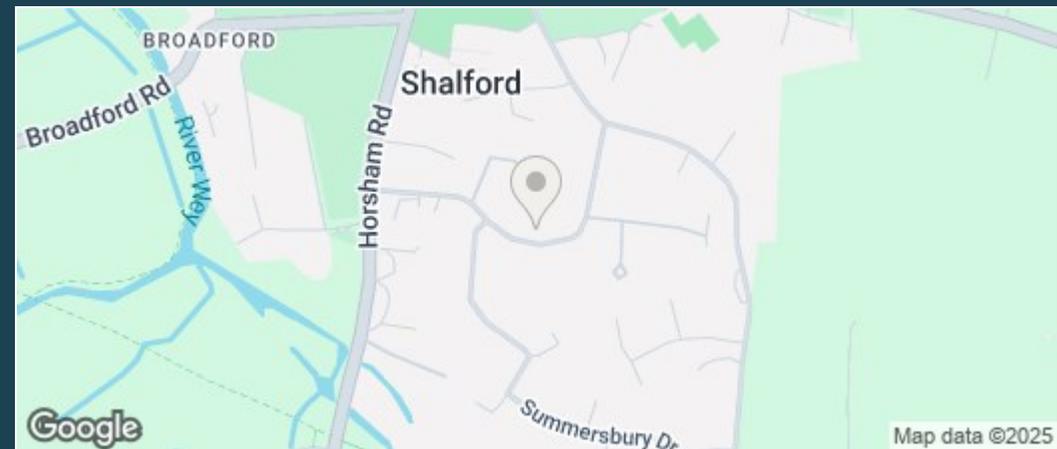
EPC Rating – D

Gatwick – 25 miles Heathrow – 22 miles

Council Tax Band - F £3186.41p Payable 2024/25



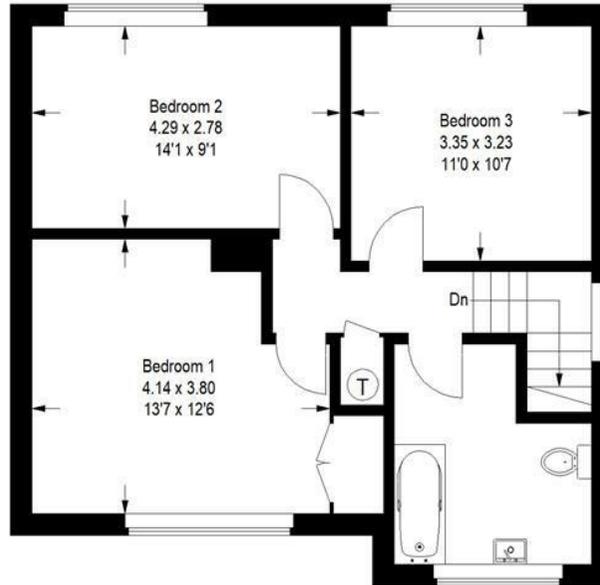
Directions: Travelling in a southerly direction from Guildford on the A281, pass Shalford Station on your left and at the mini roundabout take the first turning on the left into Kings Road (A248). After a short distance take the first turning on your right, immediately after the cricket green, into Chinthurst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



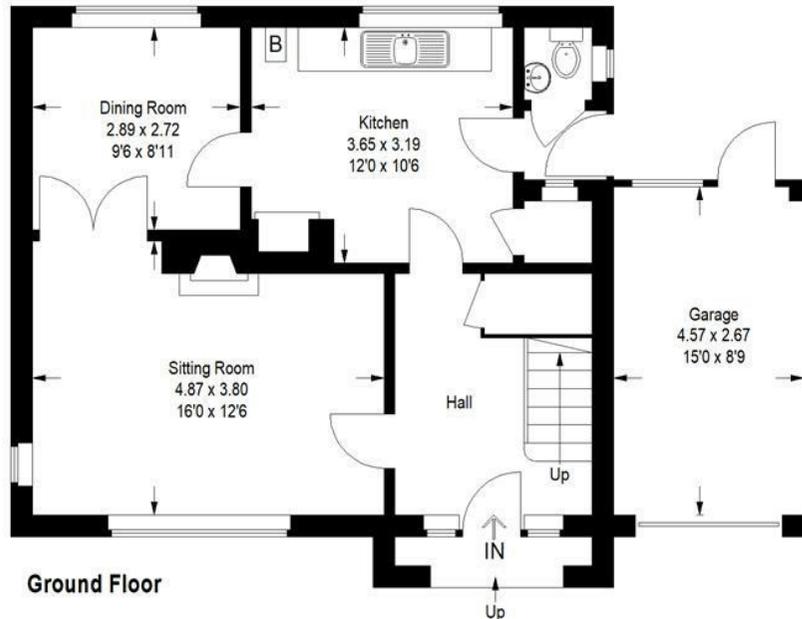
Poplar Road, Shalford



Approximate Gross Internal Area
 Ground Floor = 53 sq m / 570 sq ft
 First Floor = 54.6 sq m / 588 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 119.7 sq m / 1288 sq ft



First Floor



Ground Floor

ZOOPLA



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.

