



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£825,000

8, Alder Grove
Guildford, GU4 8FA

An immaculate contemporary detached family home, presented in pristine show home condition, constructed just five years ago, located in a peaceful cul-de-sac right in the centre of the popular Chilworth village. Chilworth is surrounded by some of Surrey's most beautiful walking and riding countryside with footpaths to St Martha's and Blackheath close by. The village has its own post office and store, an independent clothing shop and a popular pub, The Percy Arms. There are two excellent schools in the village, Chilworth CofE and Tillingbourne Junior School. Chilworth station is close by with regular bus routes

PROPERTY SUMMARY

This attractive modern home has a generously portioned reception room to the front, with a spacious kitchen/dining room with further living space covering the entire rear of the property. The kitchen is comprehensively fitted with an excellent range of kitted units and integrated appliances, with a large breakfast bar. Bi-fold doors lead from the living/dining area on to the rear terrace and garden. Accessed from the kitchen is a practical utility room and a door leading directly to the garage. On the first floor there are four bedrooms and three bathrooms.



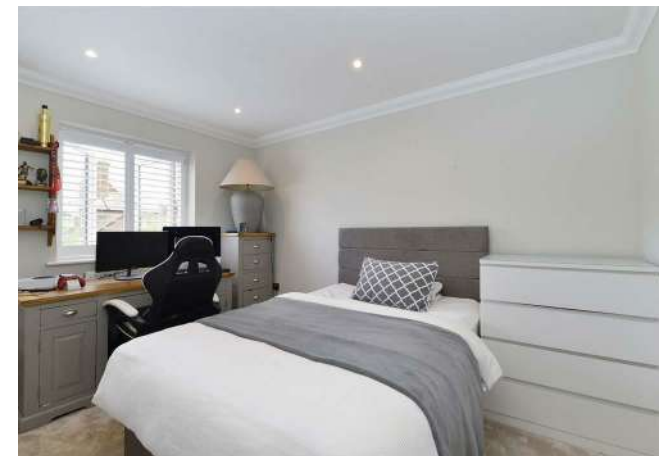
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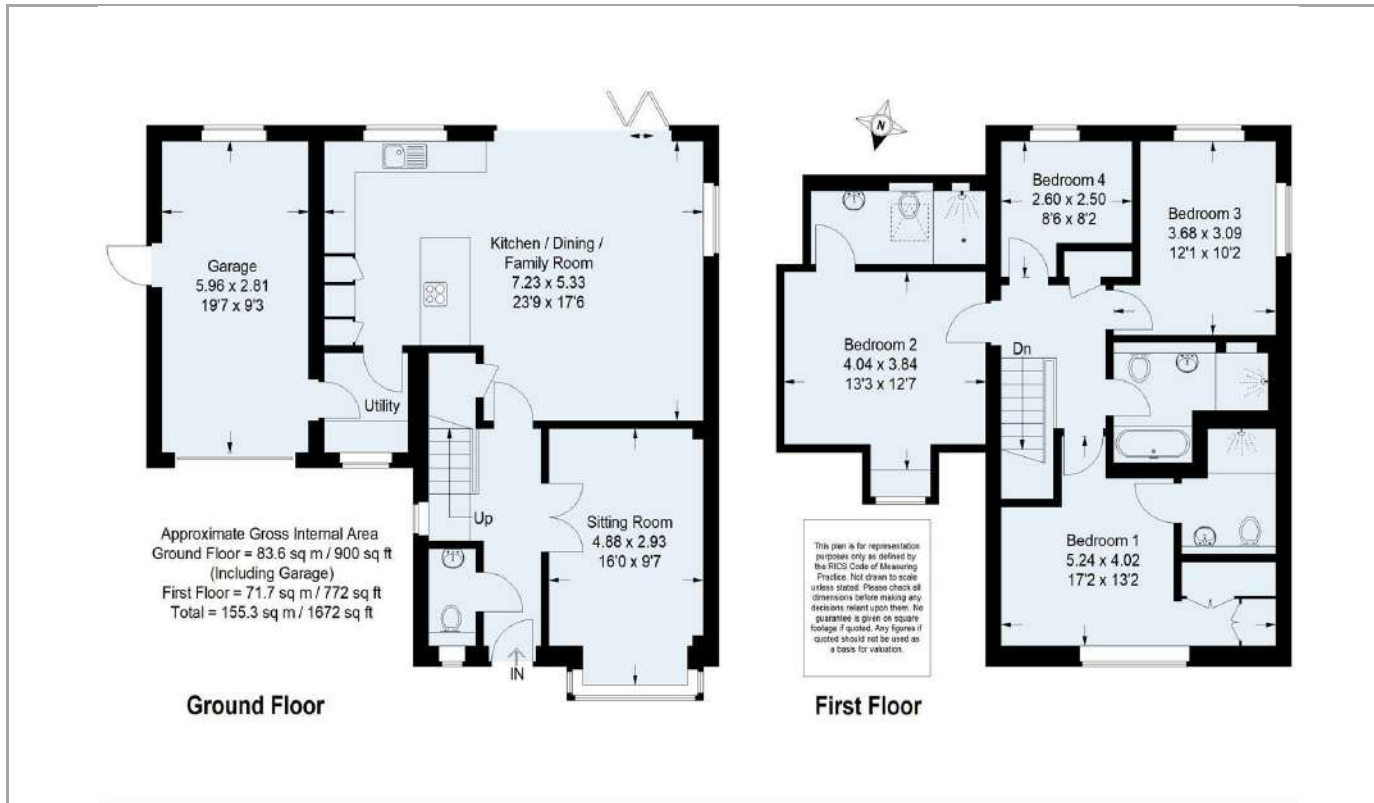
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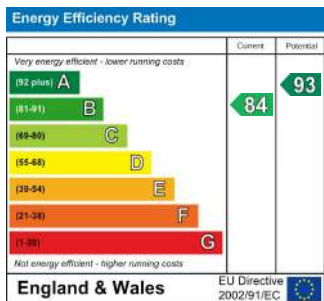
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DIRECTIONS



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX BAND
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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements



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