



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,195,000

3, Oaklands Close

Shalford, GU4 8JL

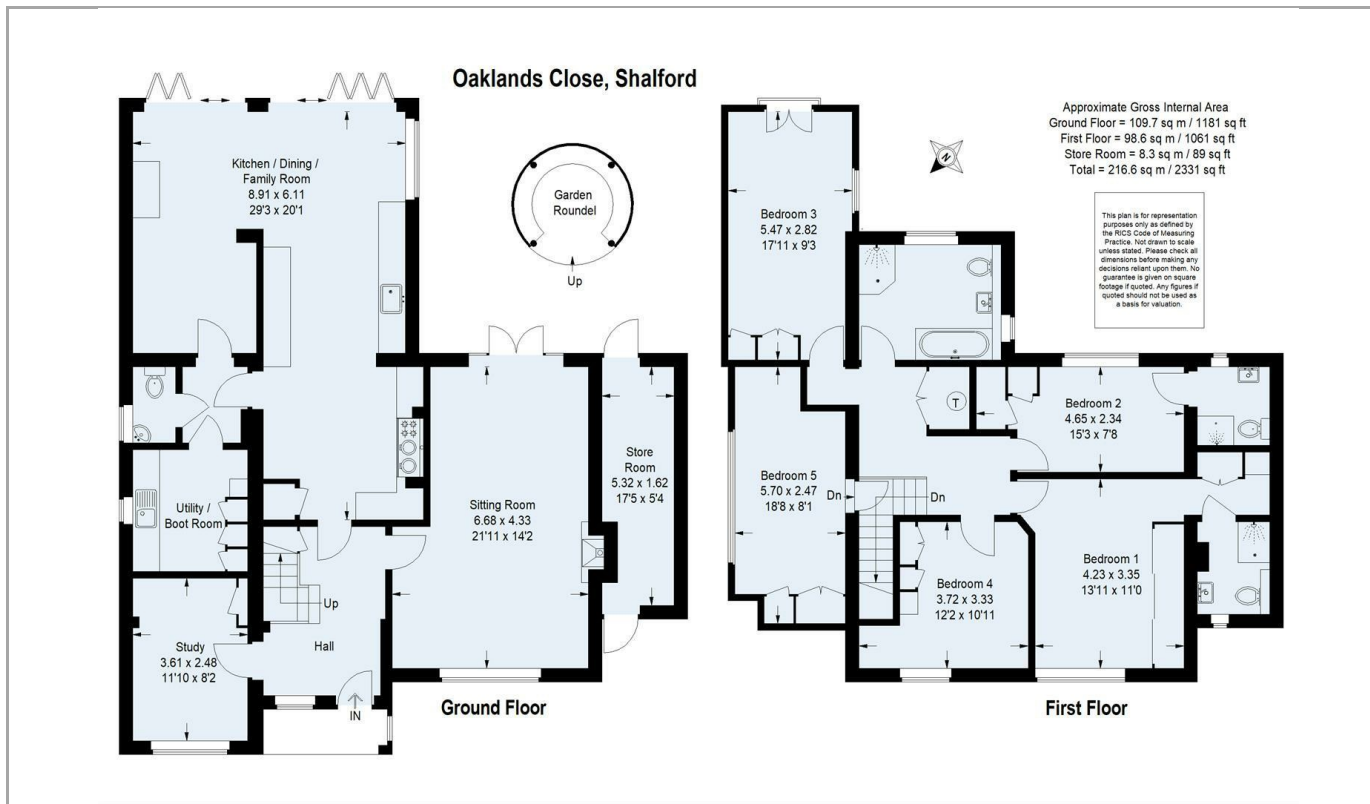
In a convenient cul de sac location in popular Shalford village, within walking distance of the village green, shops and station - a much larger than apparent family house with five bedrooms and three bathrooms and a lovely secluded garden with hot tub and thatched garden gazebo

PROPERTY SUMMARY

3 Oaklands Close is a detached family house in a quiet and convenient cul de sac in ever popular Shalford village, which has been extended many times over the years to now provide much larger than apparent accommodation, ideal for modern family living. The accommodation is light and airy throughout with a real focus on a family's needs. There is a large entrance hall with sitting room and study/family room, with a large kitchen which forms the heart of the house. This leads into dining and family areas with bi-fold doors leading on to the wonderful garden, which is ideal for entertaining. A utility room and cloakroom completes the excellent ground floor accommodation. On the first floor there are five double bedrooms, two of which have en suites, and a large family bathroom. Outside, at the front, there is a practical store room, ideal for bikes, and a large resin bonded driveway providing ample parking for several cars. The sunny rear garden is a truly lovely feature with many designated areas ideal for entertaining, including dining and seating areas, a hot tub, a pond, lawn, and a lovely thatched garden gazebo.

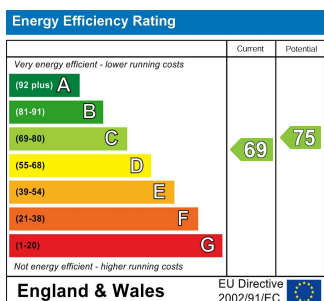






DIRECTIONS

From Guildford take the A281 Horsham Road out of town and on to Shalford. Continue south at the roundabout in the village towards Bramley and take the second turning on the left into Poplar Road and then turn first right into Little Orchard Way. Bear left at the end into Oaklands Close where 3 is the third house on the right.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
G

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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