



PRICE GUIDE

£1,275,000

2, Shalford Road

Guildford, GU4 8AA

In a very convenient location opposite Shalford Park and only 0.6 mile level walk to the High Street and 0.75 mile to the station - a detached family house built in 1974, and on the market for the first time since, with four bedrooms, two bathrooms and three reception rooms, set within a 0.3 acre garden

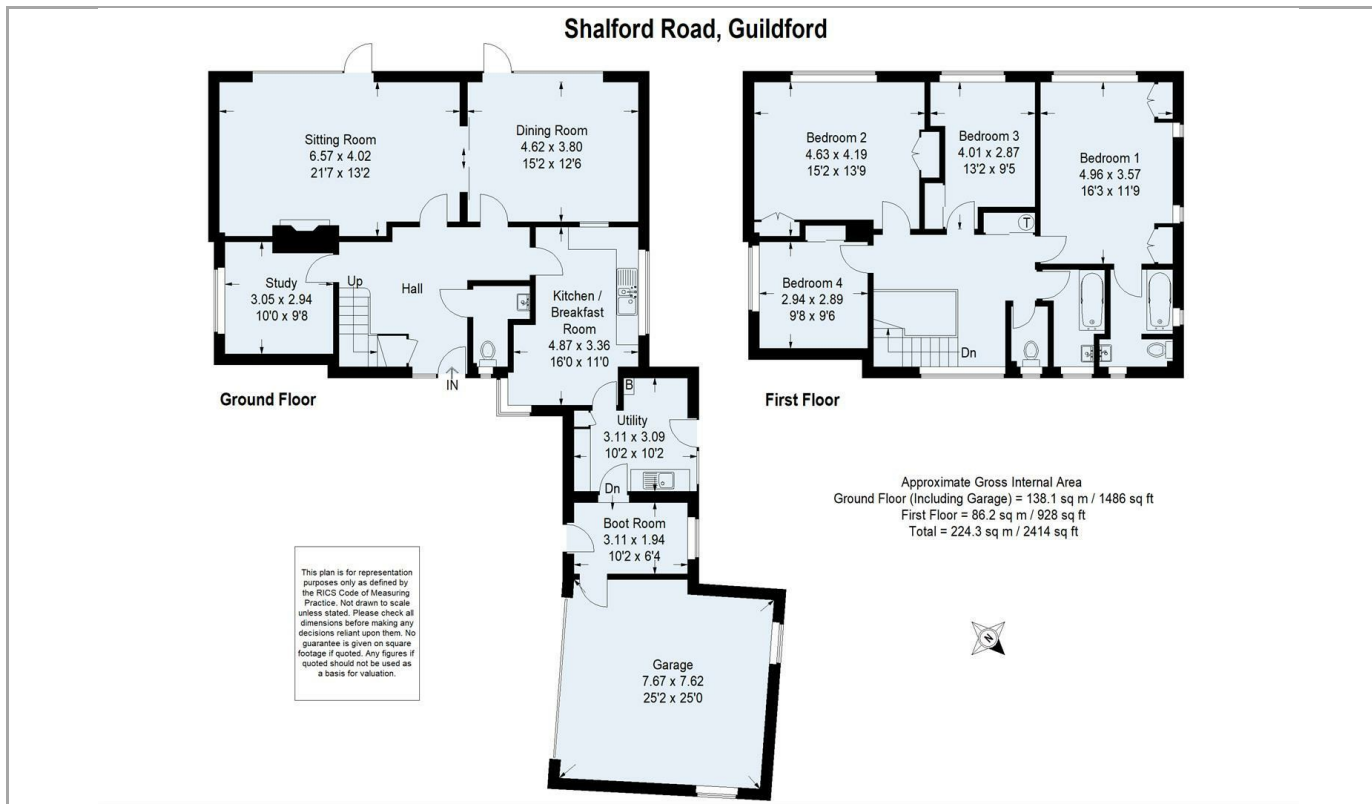
PROPERTY SUMMARY

A detached tile hung family house which was built in 1974 and has been in the same ownership ever since. The light and airy accommodation has been very well maintained over the years and benefits from large picture windows overlooking the gardens, and Shalford Park from the first floor. Certain modernisation works would now be expected, including new bathrooms, kitchen and utility room, but all the rooms are very well proportioned. The location is extremely convenient for the High Street, with its excellent shops, restaurants and bars, and also for the main line station with its regular commuter service to Waterloo. There are many schools within walking distance, including the Royal Grammar School in the High Street, and Pewley Down and St Nicolas Infant Schools. There are lovely walks on the doorstep, through Shalford Park and on to the River Wey tow path, and also nearby Chantry Woods.

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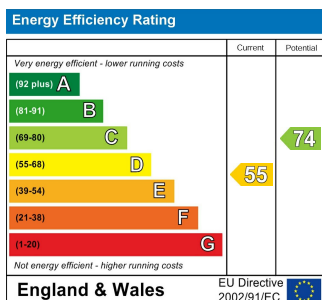






DIRECTIONS

From Guildford's one way system, take the A281 Shalford Road, passing the The Weyside pub, the Rowing Club and the turning to Chantry View Road. 2 Shalford Road is then the first driveway on the left, directly opposite Shalford Park and before the vehicular access in to its car park.



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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