



Chantryes
& Pewleys

Tryfan
Shalford Road



INTRODUCING

Tryfan

7 SHALFORD ROAD, GUILDFORD
GU4 8AA

Offered to the market with no onward chain,
a delightful and spacious period family home
that beautifully blends timeless character
with contemporary living.

5 BEDS

2 BATHS

—

4 RECEPTIONS

—

NO ONWARD CHAIN

—





WELCOME HOME

Meticulously refurbished and extended to an exceptional standard, the pretty family home features five generously sized bedrooms, including a master suite with air conditioning and an en-suite bathroom. The well-considered layout also comprises a large family bathroom, a sitting room, a dedicated study, and a welcoming family room - all providing excellent spaces for both relaxation and entertaining.

At the heart of the home lies an impressive kitchen/dining room, ideal for family meals and social gatherings. Adjacent to this is a fully equipped utility room, adding practicality to daily life.

The charm extends outdoors, where the property offers an electronically controlled gated entrance and private driveway with ample parking. The large, enclosed rear garden provides a tranquil retreat, perfect for children and adults alike. A superb garden room offers a versatile space for working from home or unwinding amidst the serene surroundings complete with climate control and complemented by a garden store for additional storage.

LOCATION

The location is equally appealing, with excellent transport links. The A3 connects to the M25 just six miles away, while Guildford mainline station, only a mile from the property, ensures swift and convenient travel.

This highly sought-after setting provides the best of both worlds: walking distance to Guildford town centre, proximity to some of the area's finest schools, and easy access to Surrey's picturesque countryside, including the much-loved St Martha's Hill.









COMPOST

SAMSUNG

Water Dispenser

Wash &



















First We Had
Each Other
Then We Had You
Now We Have
Everything







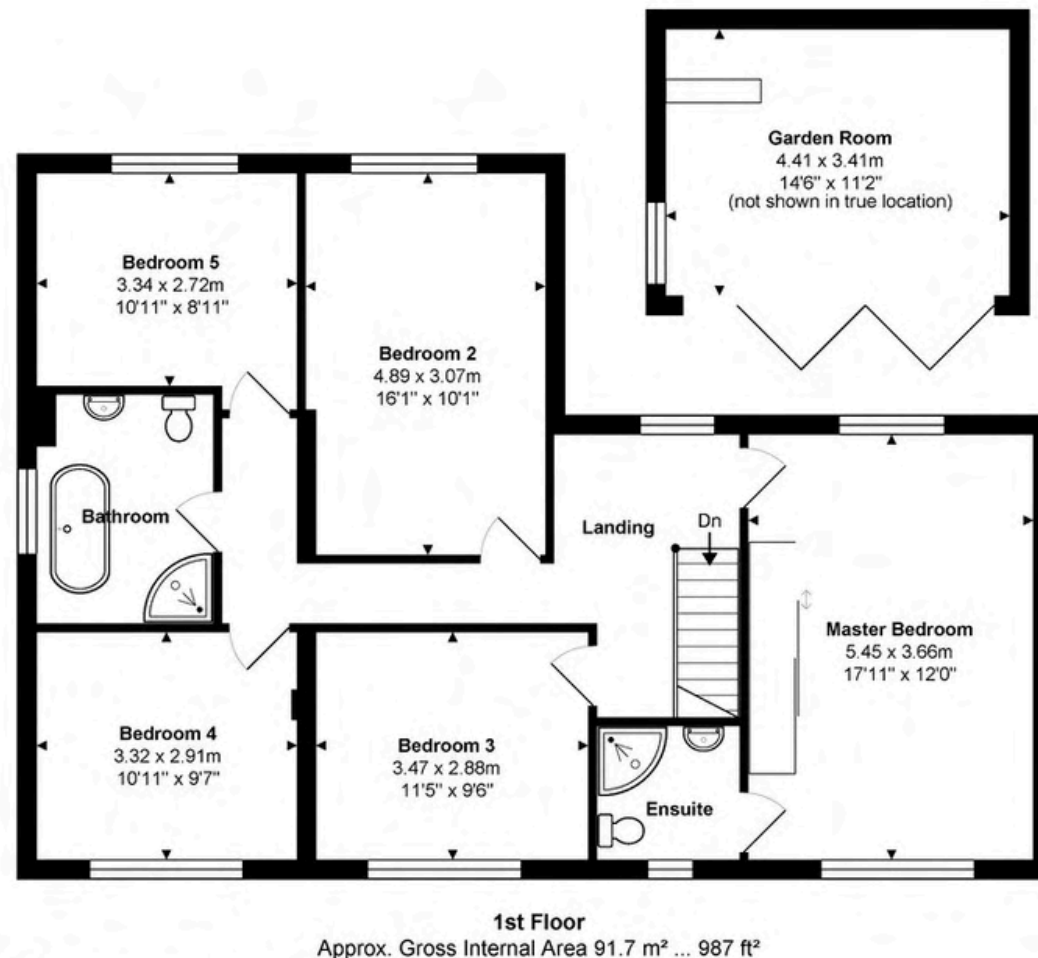
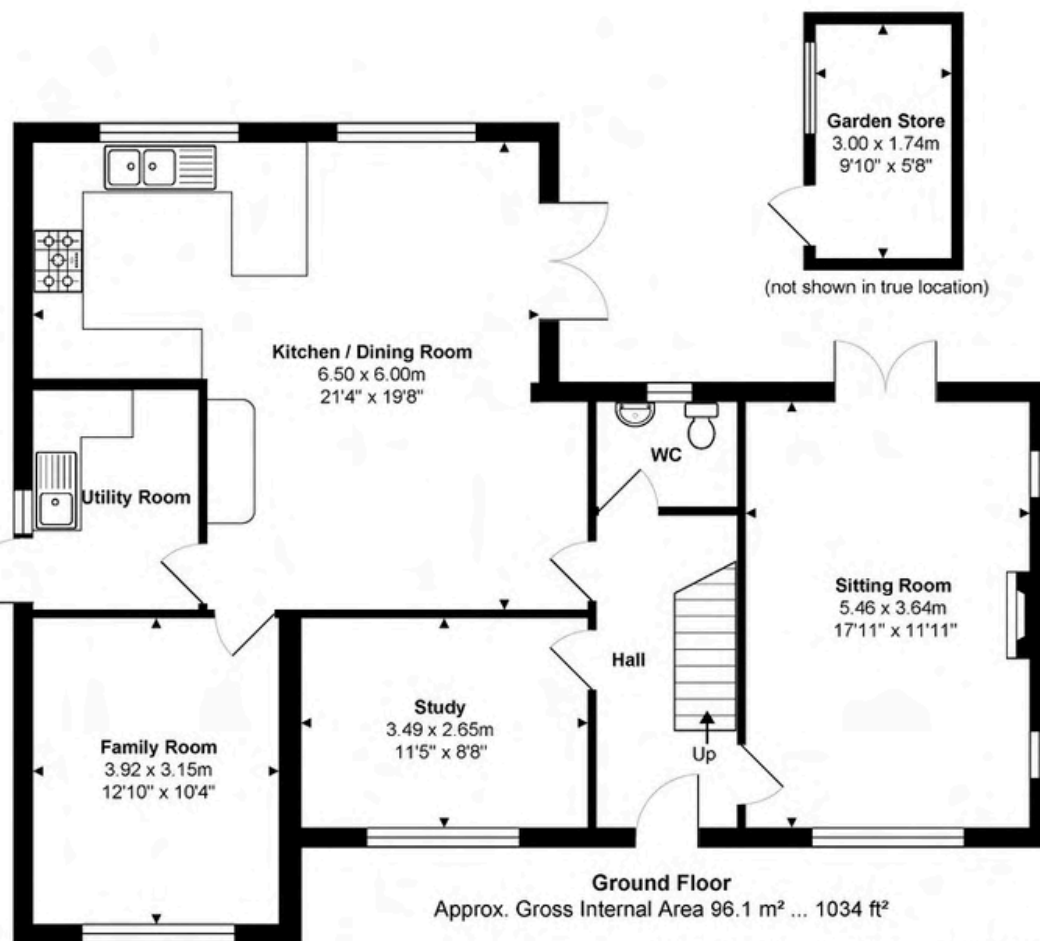












Total Approx. Gross Internal Area 187.8 m² ... 2022 ft² (excluding garden room, garden store)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



**Chantries
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