



**Price**  
**£650,000**

**Freehold**

4x  2x  2x 

**Nursery Hill, Shamley  
Green, Guildford,  
Surrey, GU5**

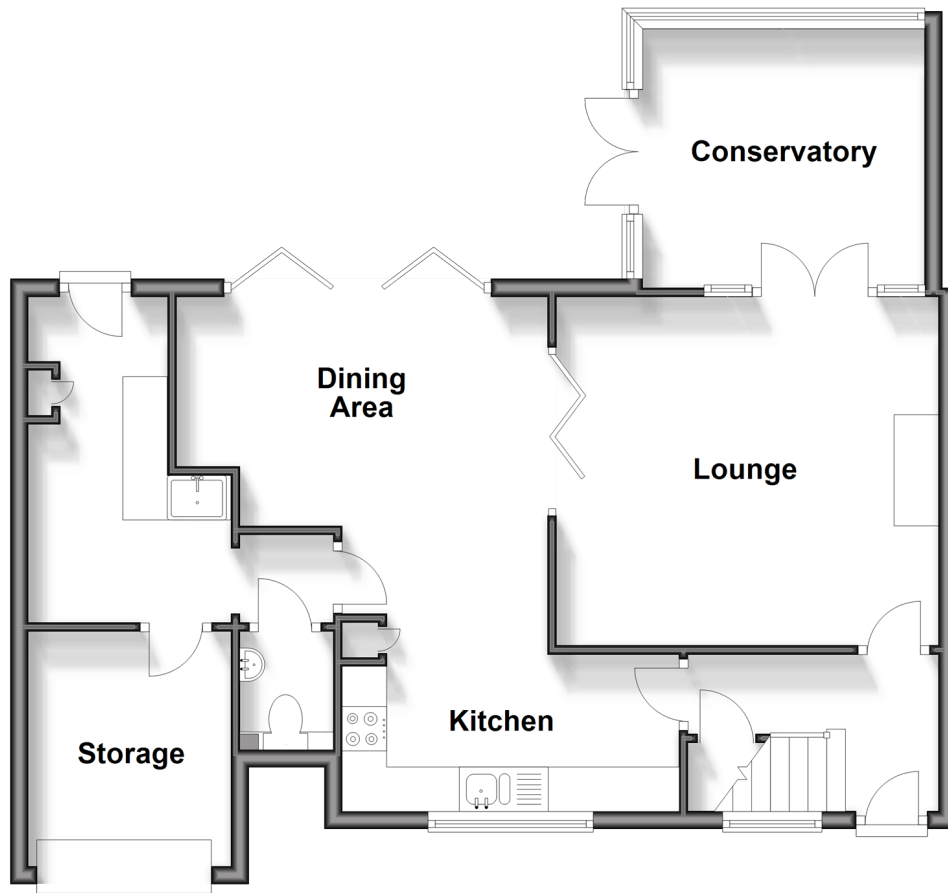
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards

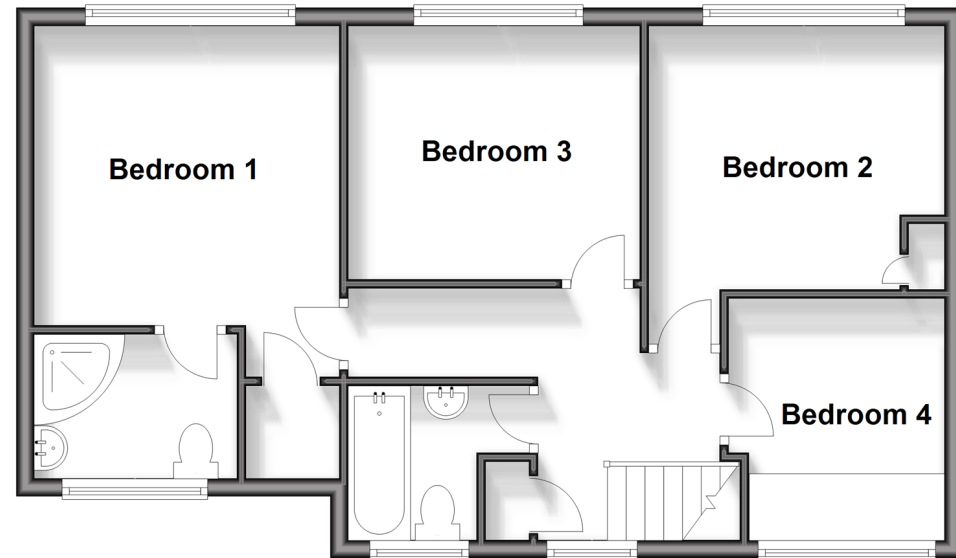
## Ground Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



## First Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'2 x 12'11 (4.32m x 3.94m)

Conservatory

Dining Area: 13'9 x 8'5 (4.19m x 2.57m)

Kitchen: 12'5 x 10'8 (3.79m x 3.25m)

Utility Room

Cloakroom

Storage

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 11'10 (4.22m x 3.61m)

En Suite Shower

Dressing Area

Bedroom 2: 10'11 x 9'11 (3.33m x 3.02m)

Bedroom 3: 10'11 x 9'7 (3.33m x 2.92m)

Bedroom 4: 8'11 x 8'0 (2.72m x 2.44m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Driveway



## Main features

- Four bedroom semi detached house
- Driveway with electric car charging point
- Dining area with bifold doors to the rear garden
- Good sized garden
- Short walk to village shop, cricket pitch and pubs.



### Nearest Schools

Primary Schools: Wonerh & Shamley Green 0.4 miles, Tillingbourne 2.7 miles, Cranleigh School (private) 3.7 miles

Secondary Schools: St Catherine's (private) 2.1miles,



### Transport Information

Train Stations: Shalford 3.3 miles, Chilworth 3.5 miles, Guildford 6.1 miles



### Address

Nursery Hill, Shamley Green, Guildford, Surrey, GU5



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20306832/20250127/CH/RD