



11 Pound Place Close, Guildford, GU4 8HL
Asking Price: £625,000 Freehold

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ESTATE AGENT
Est. 1991

*** Potential to extend stpp. * No onward chain * Home office with air conditioning and underfloor heating ***
*** Open plan living area * 3 Bedrooms * Modern bath/shower room * Garage and parking ***
Generous South facing garden * Tucked away private road * EPC Rating: TBC *

Offered with no onward chain and enjoying a generous South Facing garden in the sought-after village of Shalford, this well-presented three bedroom semi-detached home offers excellent living space and exciting potential for further extension (subject to planning permission).

The ground floor features a welcoming entrance hall leading to a light and spacious sitting/dining room, ideal for family living and entertaining. The modern kitchen offers good storage and garden access, while the attached garage provides additional convenience or scope for conversion (stpp). Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering flexibility for families or professionals alike.

A standout feature of this property is the detached studio/home office (13'4 x 10'0), complete with air conditioning and underfloor heating, making it a perfect year-round workspace or hobby room. Outside, the home enjoys a wide plot with ample potential for extension, a good-sized rear garden, and off-street parking located just a short walk from the train station.

Shalford is a pretty Surrey village situated South of Guildford, providing shopping for everyday needs along with a railway station to Guildford mainline services, post office, Snooty's Groceries village shop, chemist, two pubs, Snooty Fox cafe, Thai restaurant, tennis and cricket club. There is a selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities. Guildford is approximately 2 miles with its extensive range of shops and leisure facilities. Guildford mainline station service to London Waterloo is just over 30 minutes.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Sitting/Dining Room: 27' 4" x 14' 7" (8.32m x 4.45m) ~ Kitchen: 11' 3" x 8' 8" (3.43m x 2.63m)

First Floor: Bedroom One: 12' 11" x 8' 11" (3.94m x 2.73m) ~ Bedroom Two: 12' 0" x 10' 6" (3.67m x 3.21m) ~ Bedroom Three: 7' 11" x 6' 11" (2.42m x 2.12m)

Outside: Studio/Home Office: 13' 4" x 10' 0" (4.07m x 3.06m) ~ Garage: 15' 7" x 9' 1" (4.76m x 2.78m)

Directions Heading south from Guildford along the A281 bear left just after the railway bridge and pedestrian lights passing the entrance to the station. Turn left onto Kings Road, sign posted to Cranleigh. Take the second turning on the left into Station Road, then bear right into Pound Place. Turn left into Pound Place Close where No.11 can be found towards the end on the left hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Guildford Borough Council. **Tax Band:** E

Pound Place Close, Shalford

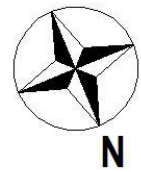
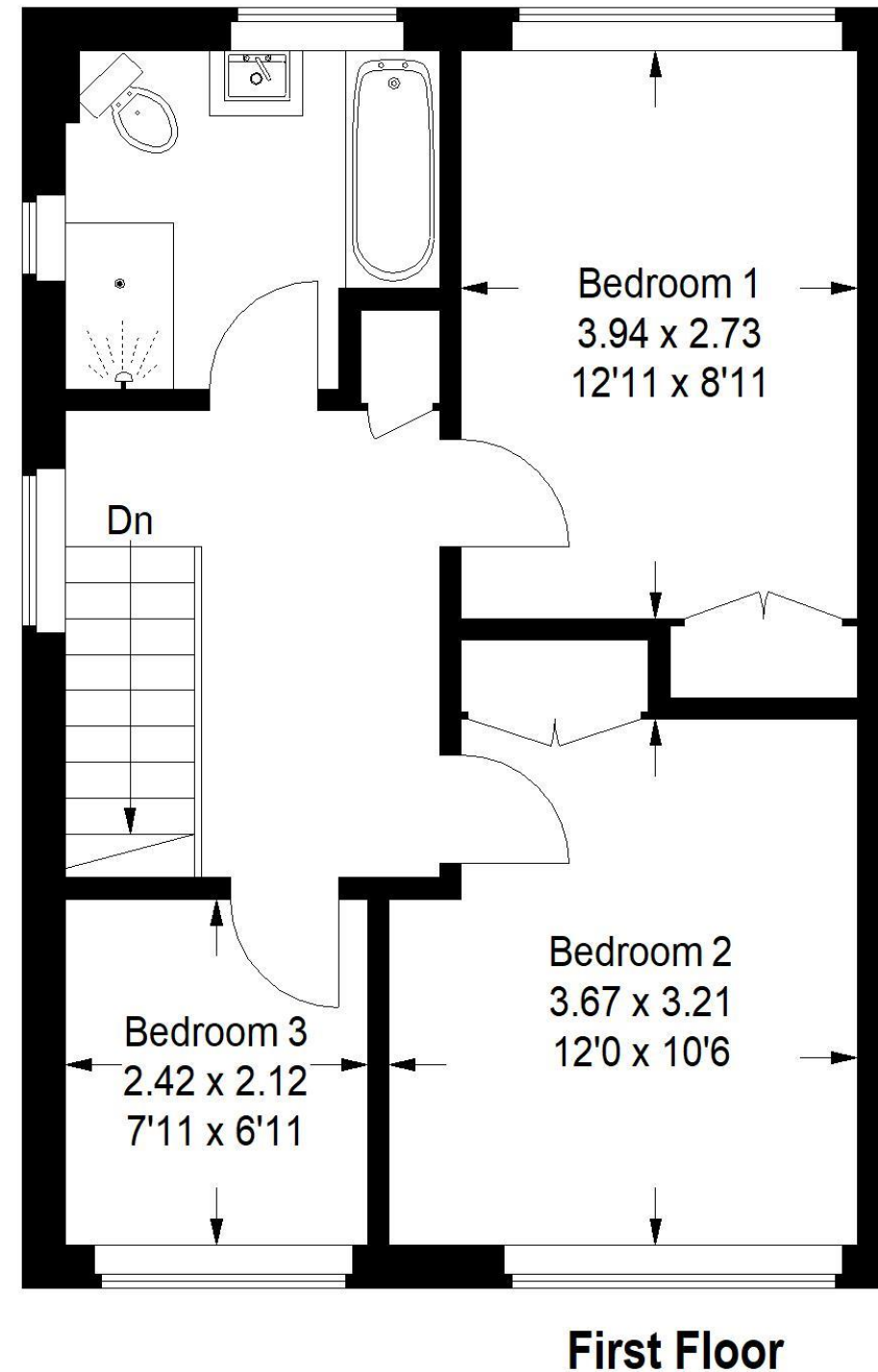
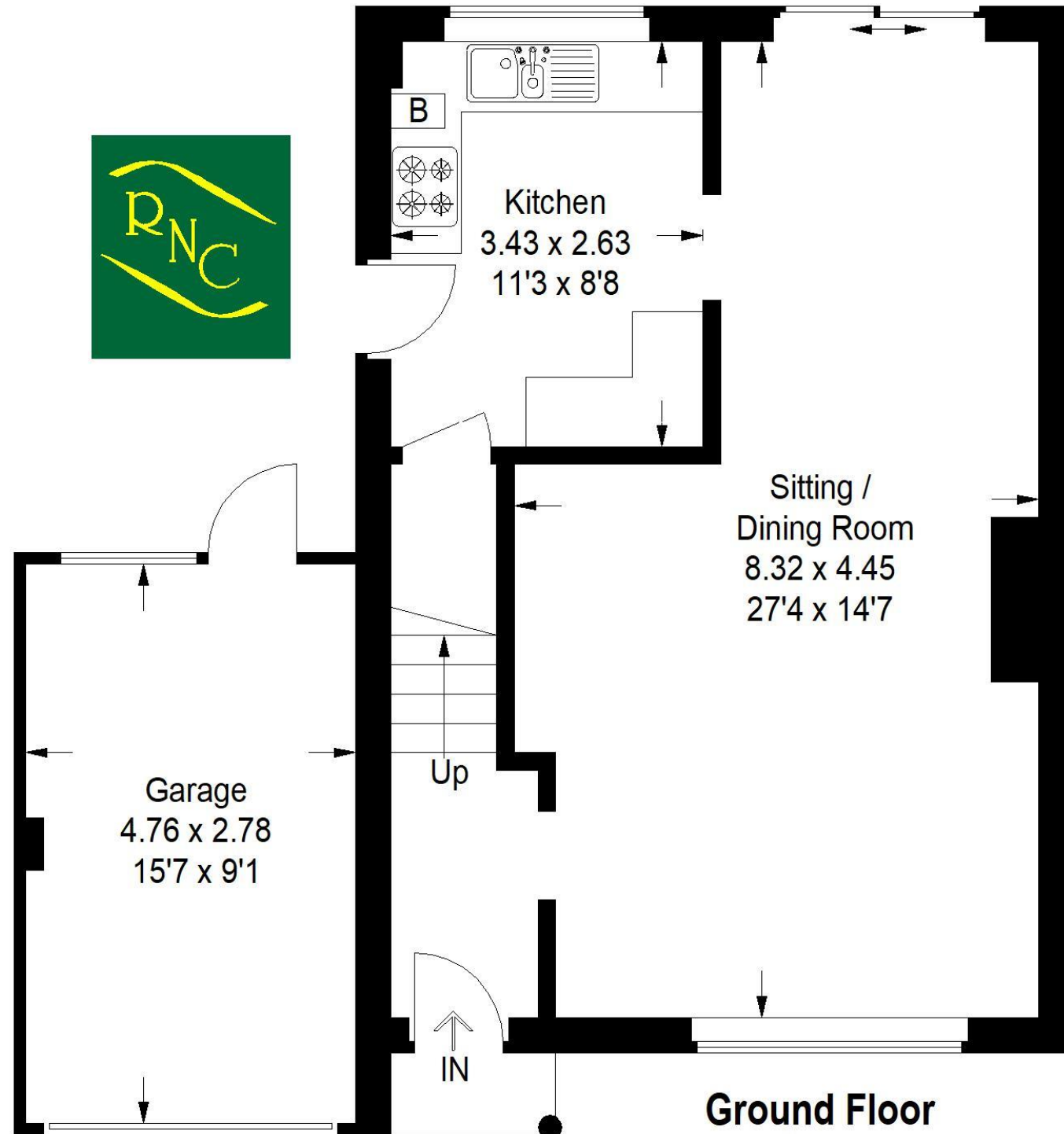
Approximate Gross Internal Area

Ground Floor = 46.3 sq m / 498 sq ft

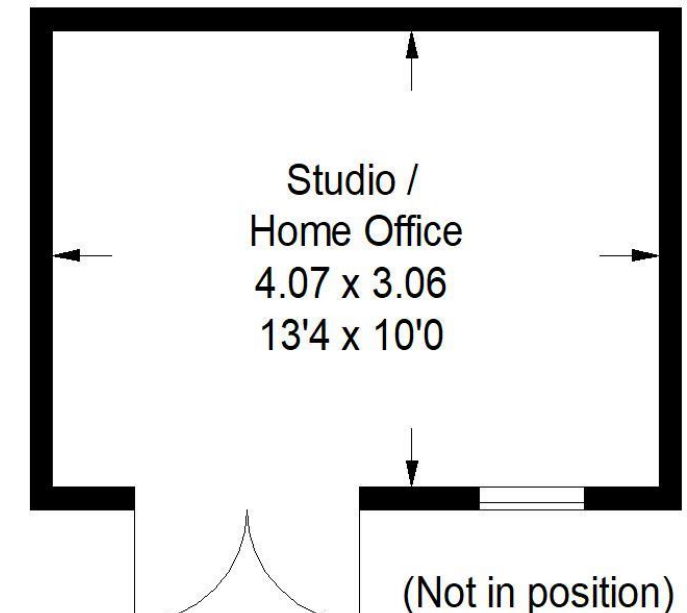
First Floor = 45.6 sq m / 491 sq ft

Garage / Studio / Home Office = 25.6 sq m / 275 sq ft

Total = 117.5 sq m / 1264 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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