

11 Station Road, Shalford, Guildford, GU4 8HA















## Property Description Guide Price: £412,500

This immaculately presented mid terrace house is situated in the heart of Shalford village.

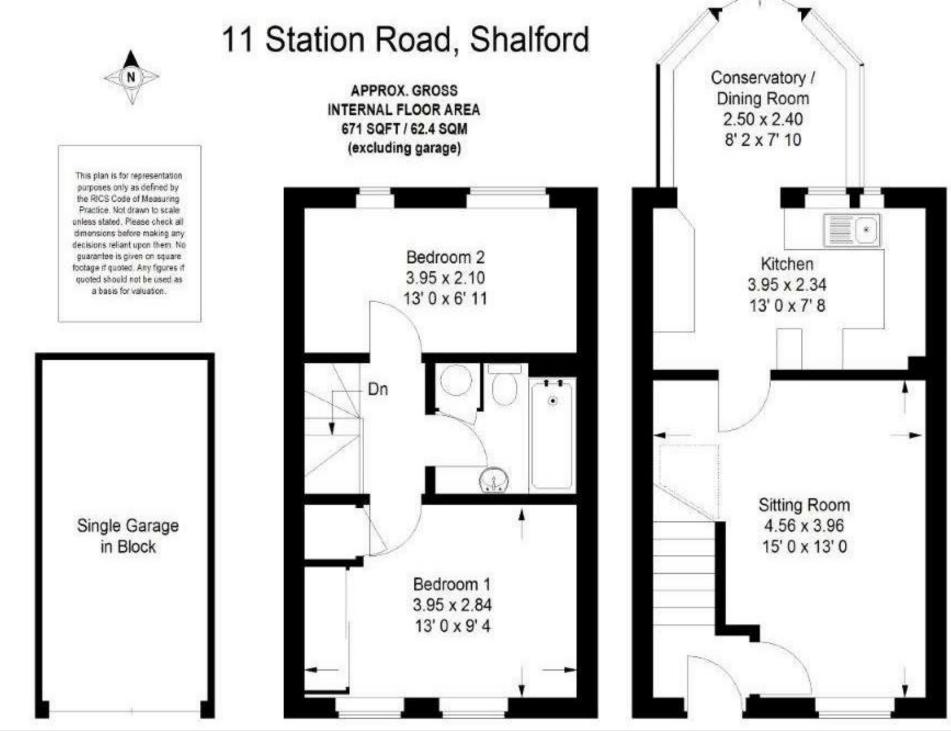
The property, having been improved over recent years, offers light and airy accommodation. The lovely sitting room, with engineered oak flooring, leads into the well fitted kitchen which in turn opens directly into the stunning conservatory/dining room. Doors open from here into the rear garden with a gate that leads to the single garage and allocated parking space. Upstairs there are two bedrooms and a fitted bathroom.

This property should be viewed internally to fully appreciate the light and spacious feel.

The village green is just a short level walk away, as is Shalford village centre, which has a selection of shops, a cafe, pharmacy, train station, regular bus routes and an excellent village infant school and pre-school. Surrounding the area is wonderful open countryside and the Surrey Hills are an Area of Outstanding Natural Beauty.

Guildford, with its famous cobbled High Street provides a wider range of amenities, popular leisure and recreational facilities, easy access to the A3 and wider motorway network and 2 train stations for London Waterloo in around 35 minutes.

Council Tax Band: D Tenure: Freehold EPC Rating: D



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.