



Weald Close, Shalford, Surrey

 Chantries  
& Pewleys







# Property Description

**Guide Price: £450,000**

Located in the quintessential Surrey Village of Shalford this well-presented three-bedroom family home offers spacious and modern accommodation with a large open-plan reception room, modern kitchen and a conservatory.

The front door opens into the entrance hall, with stairs leading to the first floor and doors opening into the kitchen and reception room. The front-facing kitchen is well-equipped with a range of fitted units and integrated appliances. The dual-aspect reception room is a light and welcoming space, offering ample room for soft furnishings and a dining table and chairs. A large conservatory extends from the reception room, providing a delightful view of the garden. Upstairs, there are two generous double bedrooms. The master bedroom includes a large dressing area created by incorporating the third single bedroom, an easily reversed alteration. Both bedrooms are serviced by the family bathroom. Additionally, there is an airing cupboard on the landing and a loft hatch with a ladder for easy access to the loft space for storage.

Outside, the garden is designed for easy maintenance, featuring hard landscaping, a shed, and access to the garage. It offers a great entertainment space, perfect for the summer months.

The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, two pubs, coffee shop, tennis and cricket club. There is an excellent 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 two miles away and has an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford mainline station provides a fast and regular service to London Waterloo in approximately 35 minutes. There is a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.

**Council tax band: D; Tenure: freehold; EPC rating: D.**



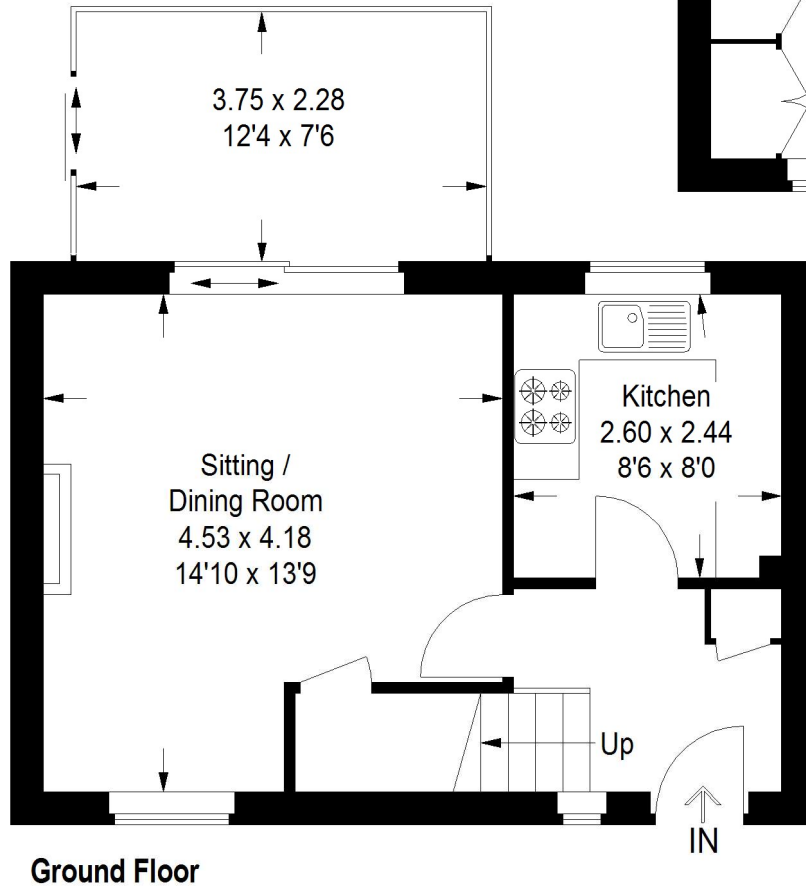




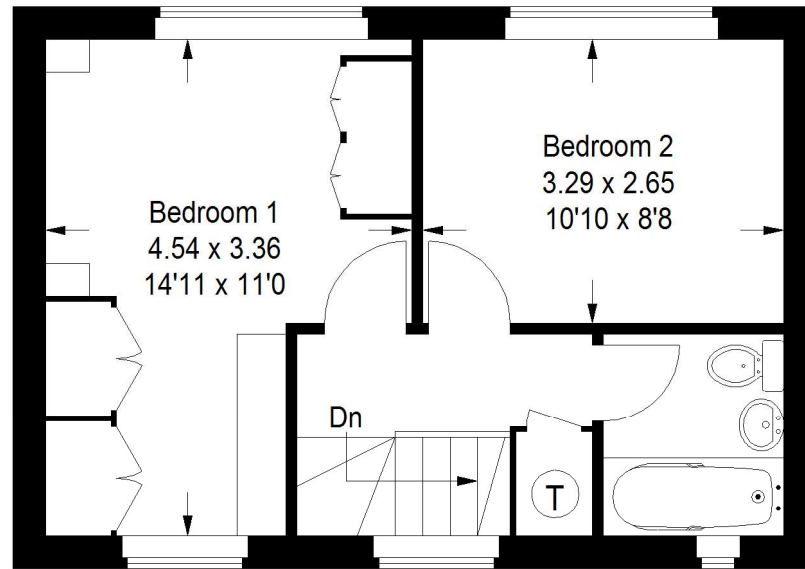


# Weald Close, Shalford

Approximate Gross Internal Area  
 Ground Floor = 40.6 sq m / 437 sq ft  
 First Floor = 30.7 sq m / 330 sq ft  
 Garage = 11 sq m / 118 sq ft  
 Total = 82.3 sq m / 885 sq ft



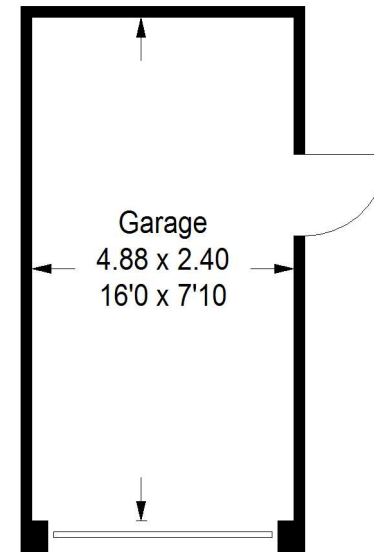
Ground Floor



First Floor



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.







# Chantries & Pewleys

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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.

