



Holbrook Close, Shalford, Surrey.

 Chantryes
& Pewleys





Property Description

Guide Price: £695,000



- Three bedrooms.
- Large open-plan living room.
- Generous kitchen/breakfast room.
- Master with ensuite.
- Two allocated parking spaces.
- Landscaped rear garden.
- Walking distance of Village High Street and train station.

This charming family home features spacious accommodation with three double bedrooms and two bathrooms, ideally situated in a peaceful and highly sought-after location near Shalford Village shops and the train station.

The ground floor boasts a generous kitchen diner with granite countertops and integrated appliances, a cloakroom, and a living room with double doors opening onto a south-facing rear garden.

Upstairs, the master bedroom includes an en-suite shower room and built-in wardrobes. Two additional double bedrooms, also with built-in wardrobes, and a family bathroom complete the upper level. This delightful home also offers two designated parking spaces and a private, landscaped, south-facing rear garden

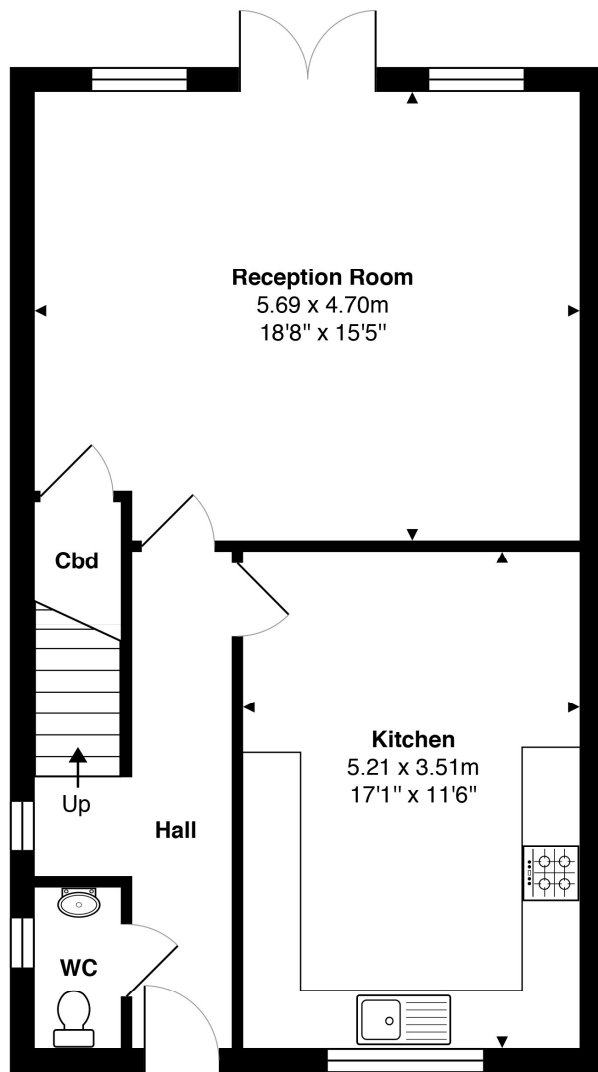
The picturesque village of Shalford meets daily needs with its railway station, post office, village shop, chemist, two pubs, coffee shop, tennis club, and cricket club. The area is known for excellent schools, including Shalford Infant and Pre-School. The beautiful countryside is ideal for walking, riding, and cycling.

Located two miles away, Guildford offers extensive shopping and leisure facilities, including a cinema, Yvonne Arnaud Theatre, G Live, Surrey Sports Park, and Spectrum Leisure Centre. Guildford station provides a fast, regular service to London Waterloo in about 35 minutes. The area has good road connections via the A3 to London, the M25, Heathrow, and Gatwick airports.

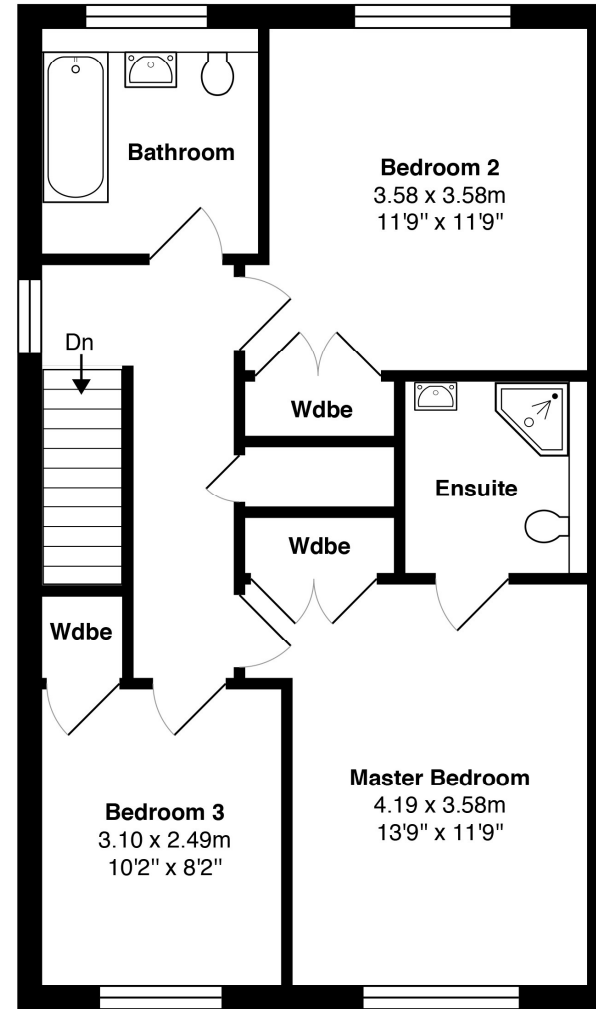


Council tax band: E : Tenure: Freehold; EPC rating: C.





Ground Floor



1st Floor

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

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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.





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