



Holbrook Close, Shalford, Surrey.

 Chantry
& Pewleys





Property Description



Guide Price: £695,000

- Three double bedrooms, bedroom 1 with ensuite.
- Large open-plan sitting room.
- Generous kitchen/breakfast room.
- Two allocated parking spaces.
- Landscaped rear garden.
- Walking distance of Village High Street and train station.
- End of chain.

This wonderful family home offers spacious accommodation with three double bedrooms and two bathrooms. The property is situated in a peaceful and highly sought-after location near Shalford village shops and the train station.

The ground floor features a generous kitchen/breakfast room with granite countertops and integrated appliances, a cloakroom, and a sitting room with double doors opening onto a south-facing rear garden.

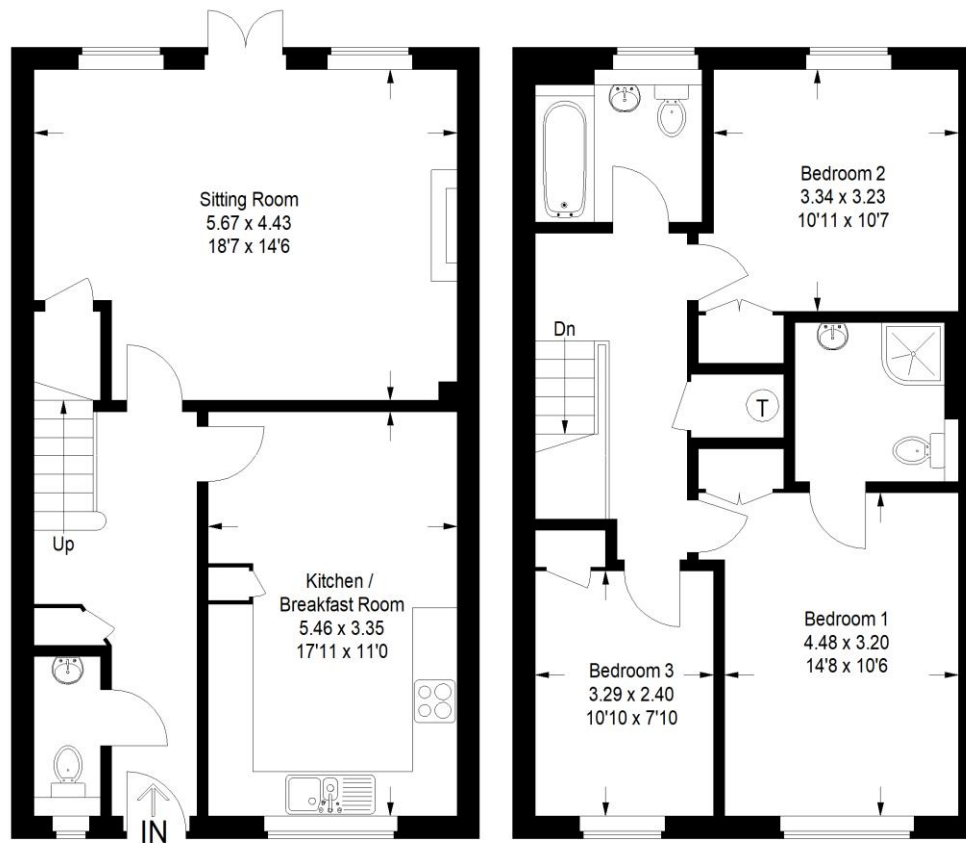
Upstairs, bedroom 1 includes an en-suite shower room and built-in wardrobes. Two additional double bedrooms, also with built-in wardrobes, and a family bathroom complete the upper level. This charming home also offers two designated parking spaces and a private, landscaped, south-facing rear garden.

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

First Floor

Holbrook Close

Approximate Gross Internal Area
 Ground Floor = 57.7 sq m / 621 sq ft
 First Floor = 57.3 sq m / 617 sq ft
 Total = 115 sq m / 1238 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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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 fixings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation.





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