



Station Road  
Shalford, Surrey

 Chantries  
& Pewleys





## Property Description

**Guide Price: £725,000**

Conveniently located on a quiet residential road, just a short walk from the village cricket green, shops, and train station, this immaculately presented three-bedroom, end-of-terrace modern family home offers flexible accommodation over three floors.

The ground floor welcomes you with an entrance hall, leading to a fully fitted kitchen/breakfast room, a cloakroom, and a spacious 'L'-shaped living/dining room with double doors opening to the enclosed rear garden.

On the first floor are bedrooms two and three, both featuring ensuite shower rooms and built-in wardrobes. The second floor offers a spacious master bedroom with fitted wardrobes, an ensuite, and a cozy nook perfect for a study area.

The southerly-facing rear garden is attractively landscaped, featuring a patio area ideal for relaxation and entertainment, enclosed by a brick wall and fencing. To the front, there is a block-paved driveway providing parking for two cars.

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, just two miles away, offers a wide range of shopping and leisure facilities, including a cinema, the Yvonne Arnaud Theatre, G Live, Surrey Sports Park, and Spectrum Leisure Centre. The mainline station provides a fast service to London Waterloo in about 35 minutes, and the A3 offers easy access to London, the M25, and both Heathrow and Gatwick airports.

**Council tax band: E; EPC rating: C; Tenure: freehold.**



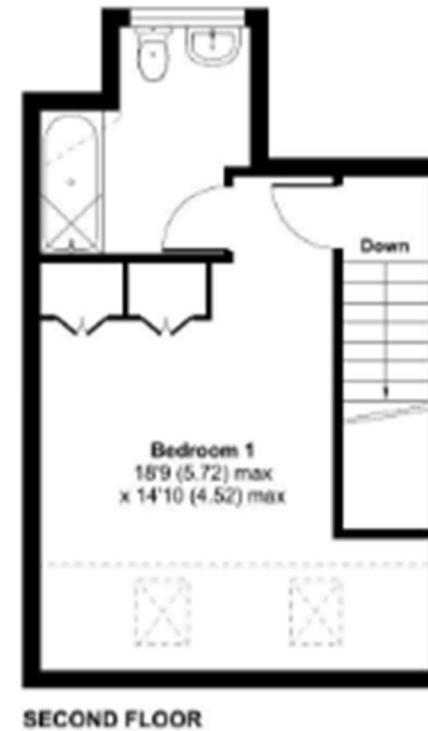
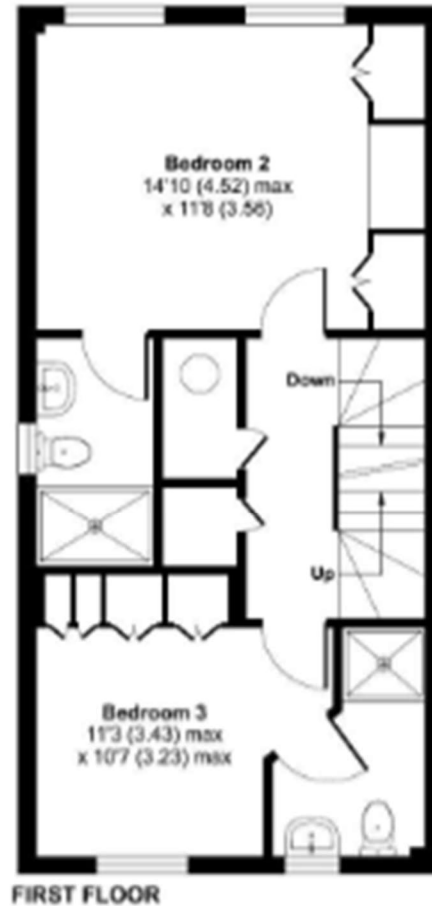
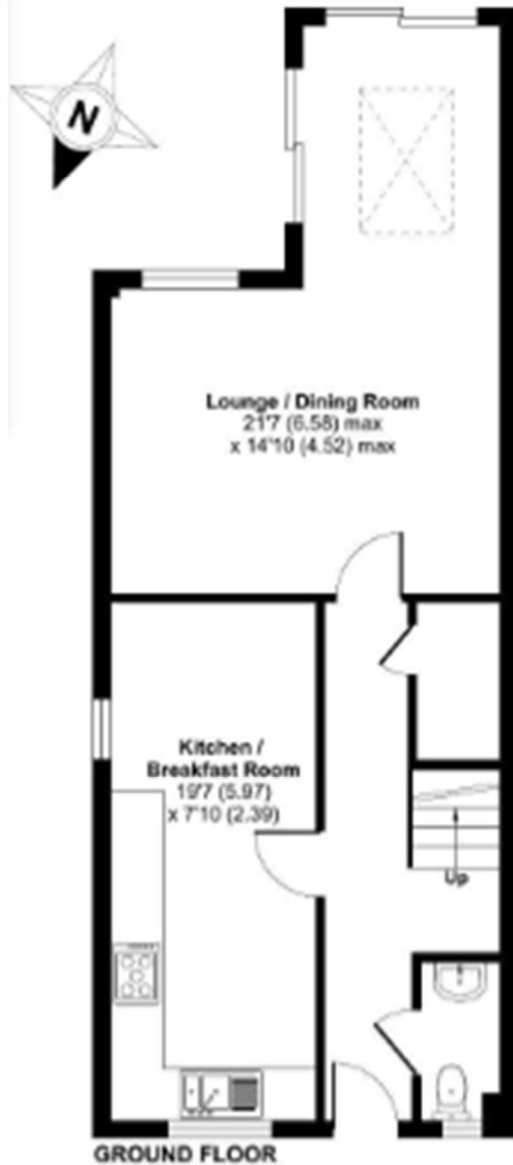


# Station Road, Shalford, Guildford, GU4

Approximate Area = 1267 sq ft / 117.7 sq m  
Limited Use Area(s) = 63 sq ft / 5.8 sq m  
Total = 1330 sq ft / 123.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



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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ESTATE AGENTS

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