



Station Road, Shalford, GU4 8HA





Three bedrooms
 Lovely sitting room
 Superb kitchen/dining area
 Central village location
 Private parking
 Garage
 Council tax: D, Tenure: Freehold, EPC rating: C

This beautifully presented three-bedroom home enjoys an enviable position in the heart of Shalford village, just a short walk from local amenities, the train station, and the primary school.

Tastefully decorated and updated by the current owners, the property has a bright and modern ambiance throughout complimented with oak laminate flooring throughout the downstairs and freshly carpeted upstairs. The well-appointed kitchen features a range of wall and base units, with ample space for a large fridge/freezer, dishwasher, and washing machine. Overlooking the dining area, the kitchen seamlessly connects to a space that comfortably accommodates a family dining table and chairs, with direct access to the rear garden.

The stylish sitting room is generously proportioned, with a contemporary feature wall creating an elegant contrast to the staircase leading to the first floor. Upstairs, you'll find three bright bedrooms and a sleek family bathroom.

Additional practical features include a welcoming entrance hall and two large storage cupboards within the kitchen.

Externally, the property benefits from a private rear garden with a patio area, as well as access to private parking and a garage.

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





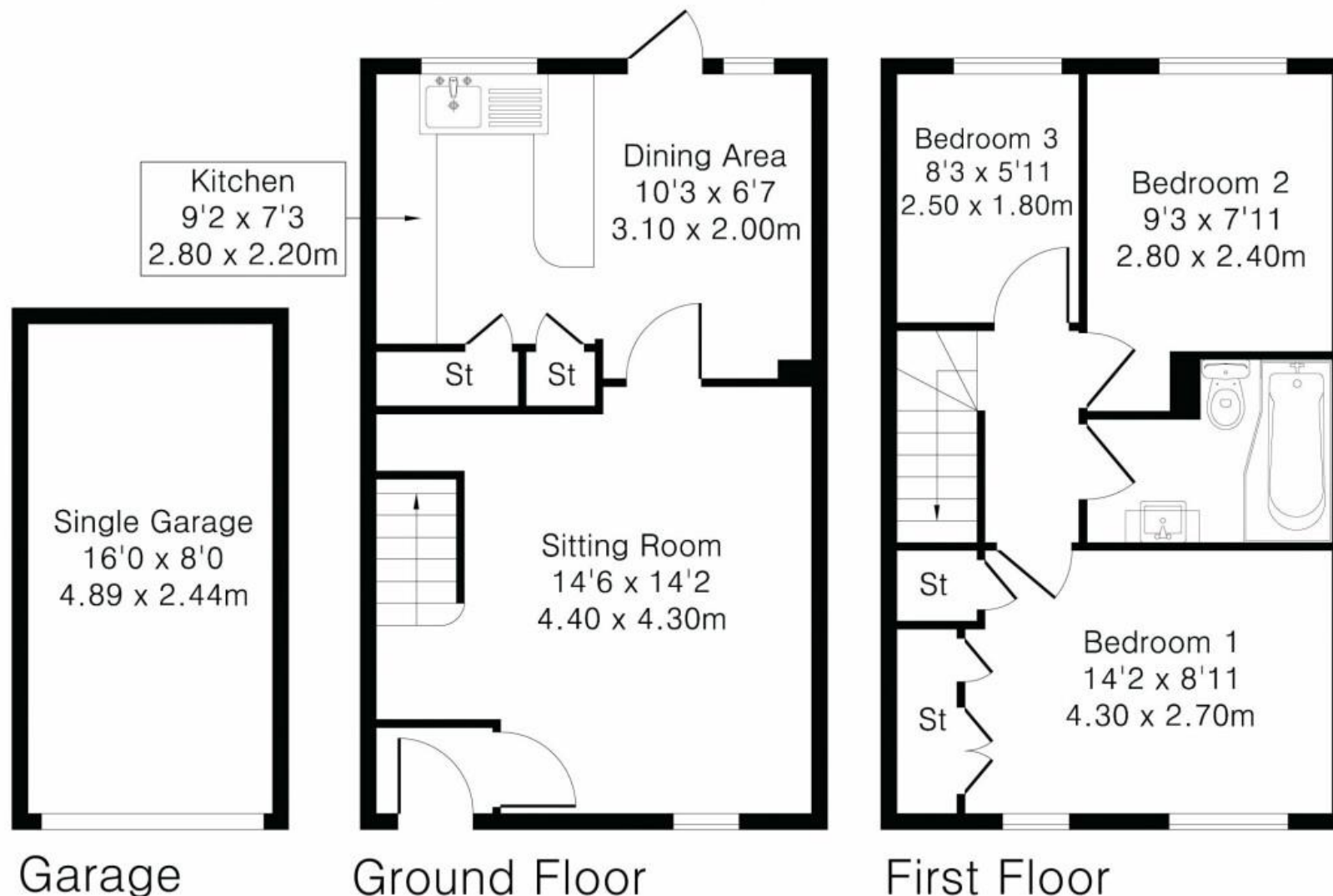


Approximate Gross Internal Area 832 sq ft - 77 sq m

Ground Floor Area 357 sq ft – 33 sq m

First Floor Area 347 sq ft – 32 sq m

Garage Area 128 sq ft – 12 sq m





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.

