



Offers In Excess Of

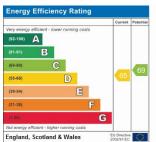
£450,000

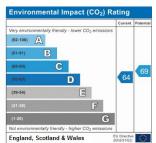
## **Pound Place Close | Guildford**

Situated in the picturesque village of Shalford, this immaculate two-bedroom mid-terrace home in Pound Place Close offers modern living in a charming setting. The property features a stylish kitchen-diner, a bright and spacious living area, two well-proportioned bedrooms, and a contemporary bathroom. Outside, a private garden provides space for relaxation, while a garage offers additional storage. Shalford boasts a welcoming community with local shops, pubs, and excellent transport links, including a mainline station with connections to Guildford and London. With scenic countryside walks nearby and Guildford's amenities just a short distance away, this home perfectly combines village charm with modern convenience.

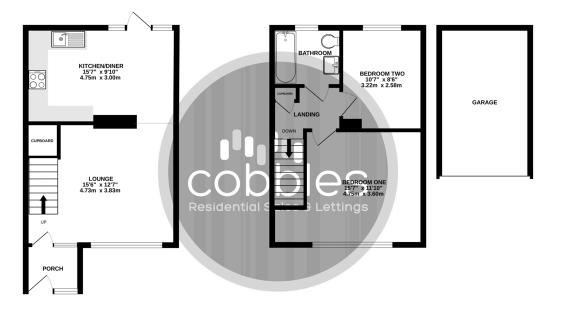








GROUND FLOOR 382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

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- Two Bedrooms
- Modernised Throughout
- Large Kitchen/Diner
- Garage

- Council Tax Band D
- EPC Rating D