

35 GREENSAND PLACE

Guildford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Three-bedroom detached home
- Open outlook with fields beyond
- Dual-aspect living room
- Kitchen/dining room opening directly onto the garden
- Principal bedroom with en suite shower room
- Enclosed partly walled garden with terrace
- Garage and parking for 3 cars
- Village centre and train station 0.8 mile
- Local schools within walking distance

Tenure: Freehold. **Council Tax Band:** D. **EPC:** B



**Approximate Gross Internal Area 997 sq ft - 93 sq m
(Excluding Garage)**

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 493 sq ft – 46 sq m

Garage Area 194 sq ft – 18 sq m



FROM THE AGENT

The position is what sets this house apart. Having the park immediately outside provides a much more open outlook, on the edge of this small and popular private road, while the station, schools and village centre are all within about half a mile

Warmly,

Andrew

Andrew Blagden
Associate





LIVING ROOM

The living room is the largest individual room on the ground floor and has windows on two sides, including a wide bay to the front. This brings plenty of natural light into the room and makes the most of the more open aspect outside.

There is space to arrange separate seating areas without crowding the room, and its separation from the kitchen/dining room also gives the house two clearly defined places to spend time rather than asking one room to do everything.





KITCHEN & DINING

The kitchen and dining room is arranged as one sociable space with the cooking area wrapping around two sides. The pale cabinetry keeps the room visually simple, with a good amount of work surface and storage. The dining area sits alongside leaving enough room for a table without interrupting the cooking space.

Glazed double doors open directly onto the terrace. In warmer weather, they allow the dining area to extend naturally outside, with the terrace providing an immediate place for a table and seating before the garden continues beyond.



ACCOMMODATION

There are three bedrooms on the first floor. The principal bedroom has fitted wardrobes together with its own en suite shower room.

There are two further bedrooms, one is currently arranged as a home office, demonstrating useful flexibility without changing the underlying three-bedroom layout. A separate family bathroom serves these rooms and is fitted with a bath and shower above.



THE GARDEN

The rear garden is enclosed and has been arranged with a broad paved terrace immediately to the side of the house and a central area of grass beyond. That relationship with the kitchen/dining room works particularly well. The doors open straight onto the terrace, so outside seating sits naturally alongside the main day-to-day dining space. A brick wall forms part of the boundary close to the house, while fenced boundaries enclose the remainder of the garden.

To the front, the house looks directly towards the adjoining park which shows paths, established trees and a play area within the green space, with a more open landscape beyond.

A separate garage measures approximately 19'11" x 9'10", with driveway parking alongside the house.





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