



11 Pound Place Close, Shalford GU4 8HL
£625,000



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Est. 1991



11 Pound Place Close

Shalford, Guildford

- Garden Home Office With Air Conditioning And Underfloor Heating
- No Onward Chain
- Private Road In Tranquil Position
- Garage And Parking For Two Cars
- Open Plan Reception / Dining Area
- Potential to extend stpp.
- Modern bath/shower room
- 3 Bedrooms

Shalford is a pretty Surrey village situated South of Guildford, providing shopping for everyday needs along with a railway station to Guildford mainline services, post office, Snooty's Groceries village shop, chemist, two pubs, Snooty Fox cafe, Thai restaurant, tennis and cricket club. There is a 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 2 miles with its extensive range of shops and leisure facilities. Guildford mainline station service to London Waterloo is just over 30 minutes.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

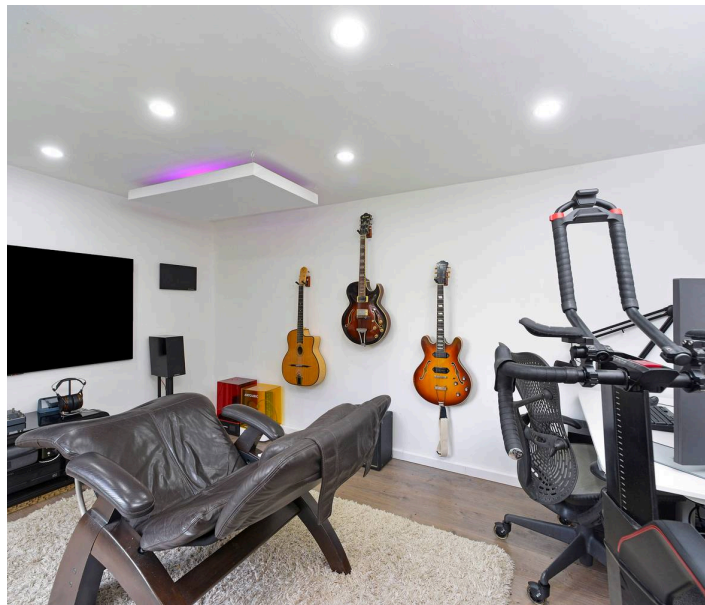
EPC Environmental Impact Rating:



11 Pound Place Close

Shalford, Guildford

Offered with no onward chain and enjoying a generous South Facing garden in the sought-after village of Shalford, this well-presented three bedroom semi-detached home offers excellent living space and exciting potential for further extension (subject to planning permission). The ground floor features a welcoming entrance hall leading to a light and spacious sitting/dining room, ideal for family living and entertaining. The modern kitchen offers good storage and garden access, while the attached garage provides additional convenience or scope for conversion (stpp). Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering flexibility for families or professionals alike. A standout feature of this property is the detached studio/home office (13'4 x 10'0), complete with air conditioning and underfloor heating, making it a perfect year-round workspace or hobby room. Outside, the home enjoys a wide plot with ample potential for extension, a good-sized rear garden, and off-street parking located just a short walk from the train station.





Pound Place Close, Shalford

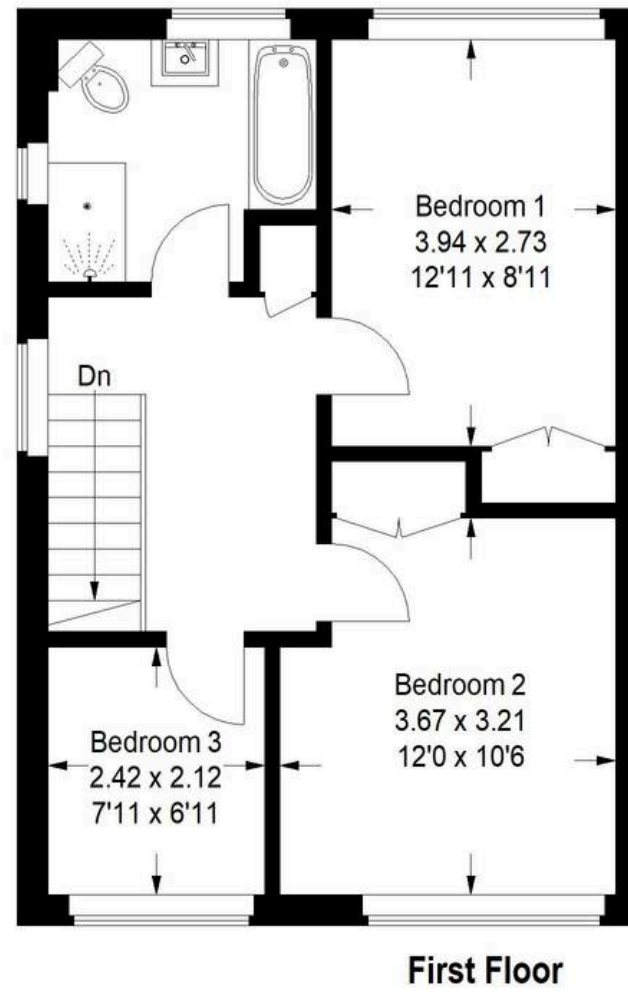
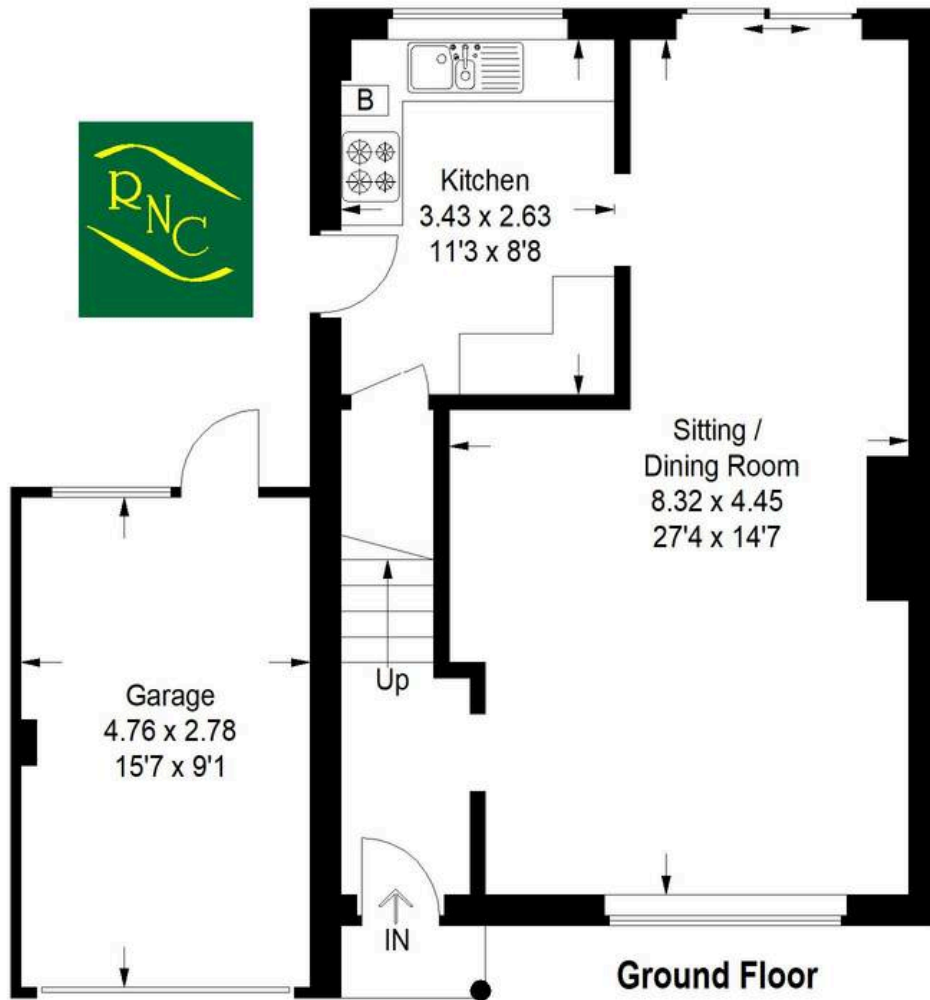
Approximate Gross Internal Area

Ground Floor = 46.3 sq m / 498 sq ft

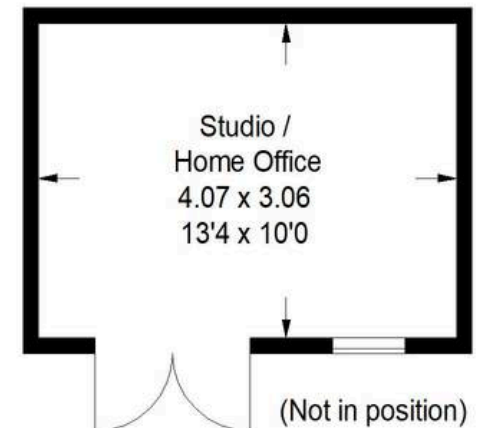
First Floor = 45.6 sq m / 491 sq ft

Garage / Studio / Home Office = 25.6 sq m / 275 sq ft

Total = 117.5 sq m / 1264 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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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.