

# 25 POPLAR ROAD

Shalford



**Chantries  
& Pewleys**

ESTATE AGENTS

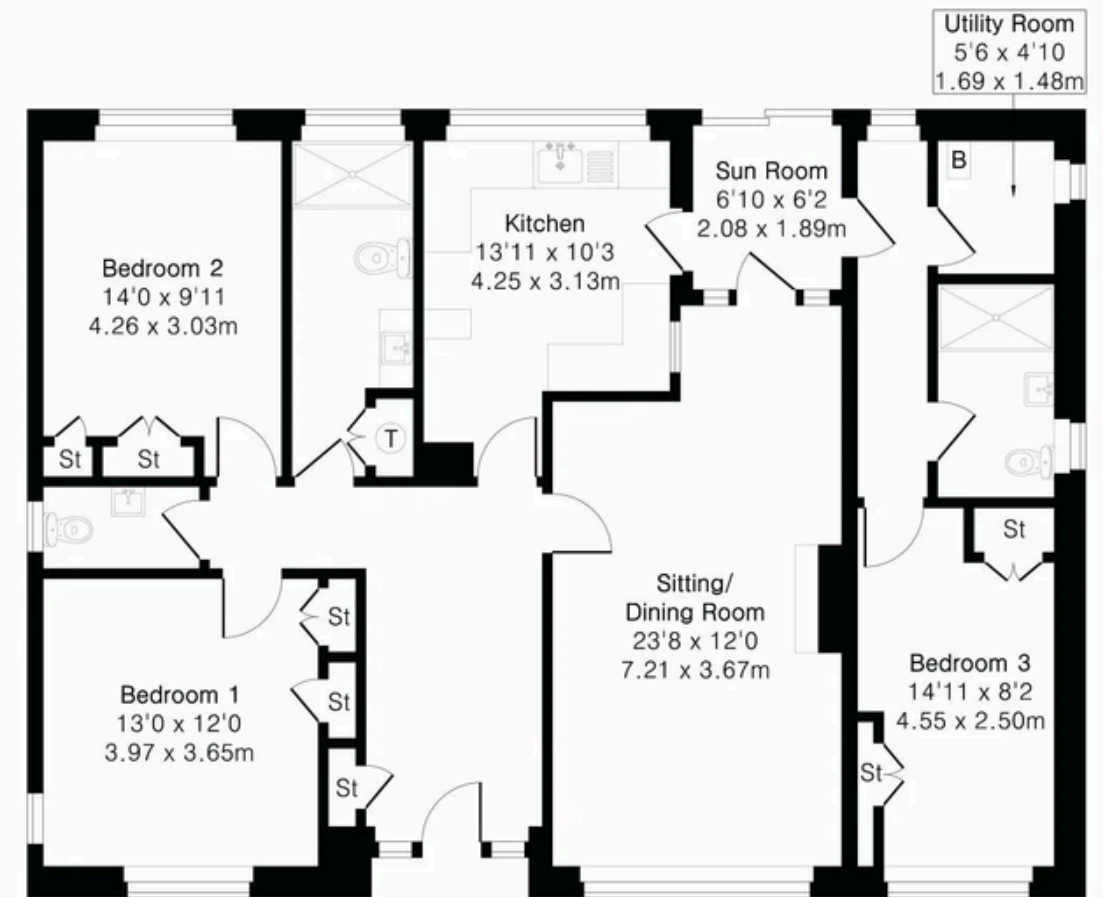


# AT A GLANCE

- Detached single-storey home in a quiet residential setting
- Long sitting/dining room with garden outlook and fireplace
- Three double bedrooms, two with built-in storage
- Garden-facing kitchen with good natural light
- Separate bedroom wing with shower room and utility
- Modern shower room plus main bathroom and separate cloakroom
- Sun room with vaulted glazed ceiling and direct garden access
- Wide frontage with driveway parking
- Established rear garden with patio, lawn and mature planting
- Within easy reach of Shalford village centre, Common and station

Tenure: Freehold. Council Tax Band: E. EPC: D

Approximate Gross Internal Area 1281 sq ft - 119 sq m



# FROM THE AGENT

"What I love about this property is that the house sits comfortably back from the road, with a wide frontage and a plot that feels consistent with the surrounding homes – all substantial, all well spaced.

Inside, the layout is simple and works without effort. The main living space runs the depth of the house, with defined sitting and dining areas and a natural connection through to the garden. The kitchen and sun room sit to the rear, both looking out, which anchors the day-to-day living around the garden.

It's a house that has been clearly cared for, but also one where a buyer can see what they would do next. That balance – usable now, with scope over time – is often what drives interest in this part of Shalford."

*Toni*

Toni Humphreys  
Associate



# WELCOME HOME

The front door opens into a large welcoming hallway.

The main sitting/dining room is the central space within the house, extending to over 23 ft in length. It is dual aspect, with a large front window and glazed doors at the rear, allowing light to move through the room across the day.

There is a natural division between seating and dining areas without interrupting the overall flow, making it a practical space for both everyday use and when entertaining.

To the rear, a small sun room provides an additional seating area, directly connected to the garden.

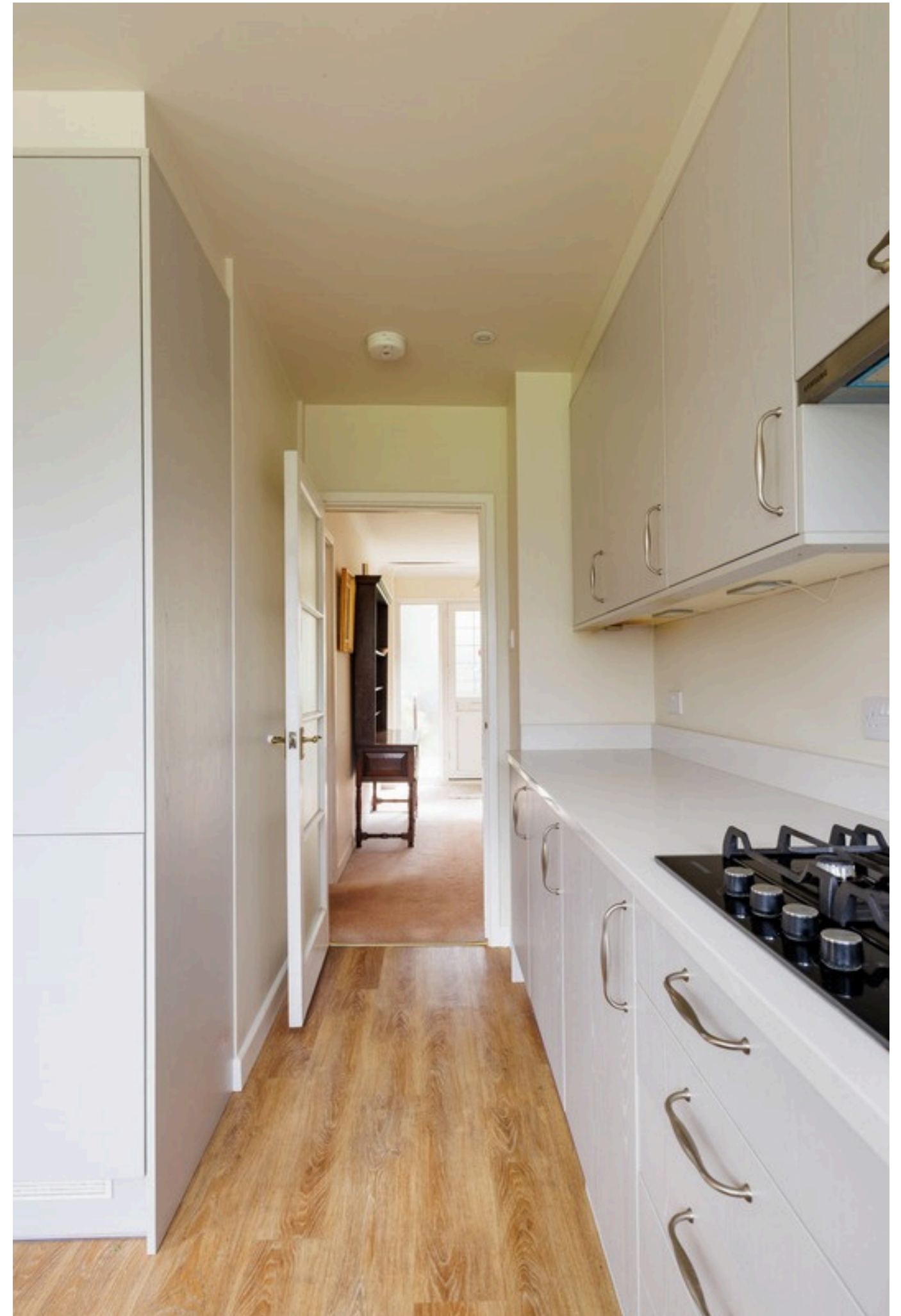


# KITCHEN & DINING



The kitchen sits to the rear of the house, with a wide window overlooking the garden and a door providing outside access via the sun room. The layout is functional, with good run of worktop space and storage.

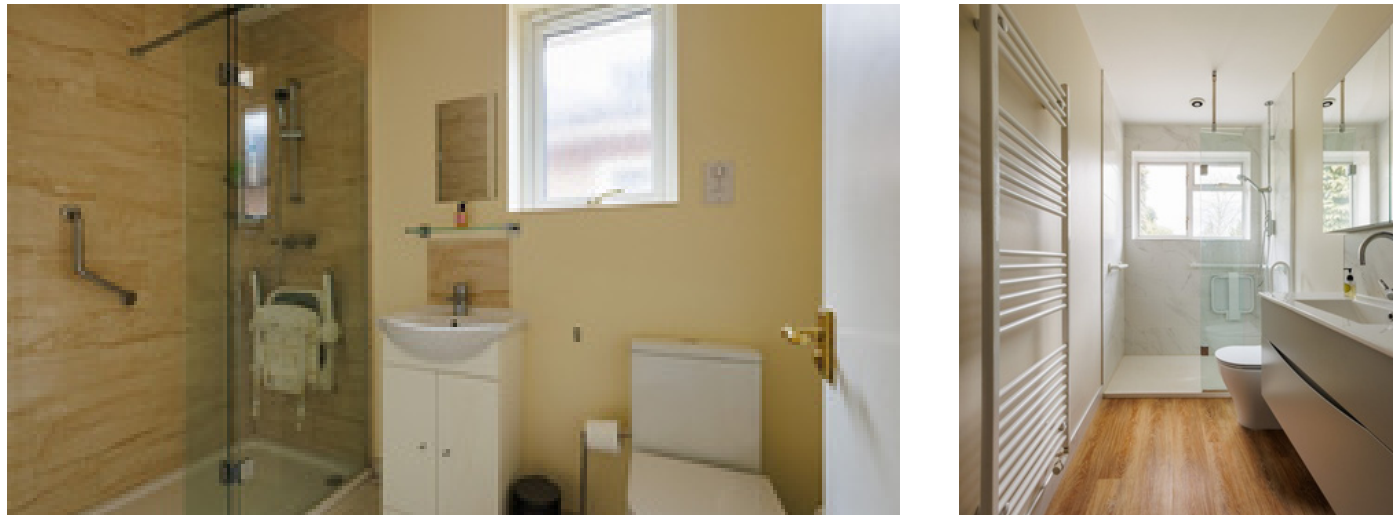
Beyond this, a separate utility space offers flexibility – whether for practical use or hobbies.



# BEDROOMS & BATHROOMS

There are three bedrooms - the two larger rooms open off the central entrance hall, both with wide windows and built-in storage. These bedrooms utilise a wonderful newly fitted shower room, with a walk in shower and modern fittings.

The third bedroom, accessed through the sun room, overlooks the front garden, and could equally work as a study depending on requirements. This bedroom is served by its own shower room, creating a clean and practical space. This area could potentially be used as separated accommodation.





# THE GARDEN



The rear garden is a key part of the appeal. It is both wide and deep, with a paved terrace directly behind the house leading onto a level lawn bordered by mature planting.

It feels private, with neighbouring houses set back and screened by established greenery. There is space here for further landscaping, extension (subject to consent), or simply to enjoy as it is.

To the front, the driveway provides off-street parking.

The position is particularly convenient — an easy, level walk into Shalford village, with its shops, station and day-to-day amenities.





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