

74 THE STREET

Shalford



**Chantries
& Pewleys**

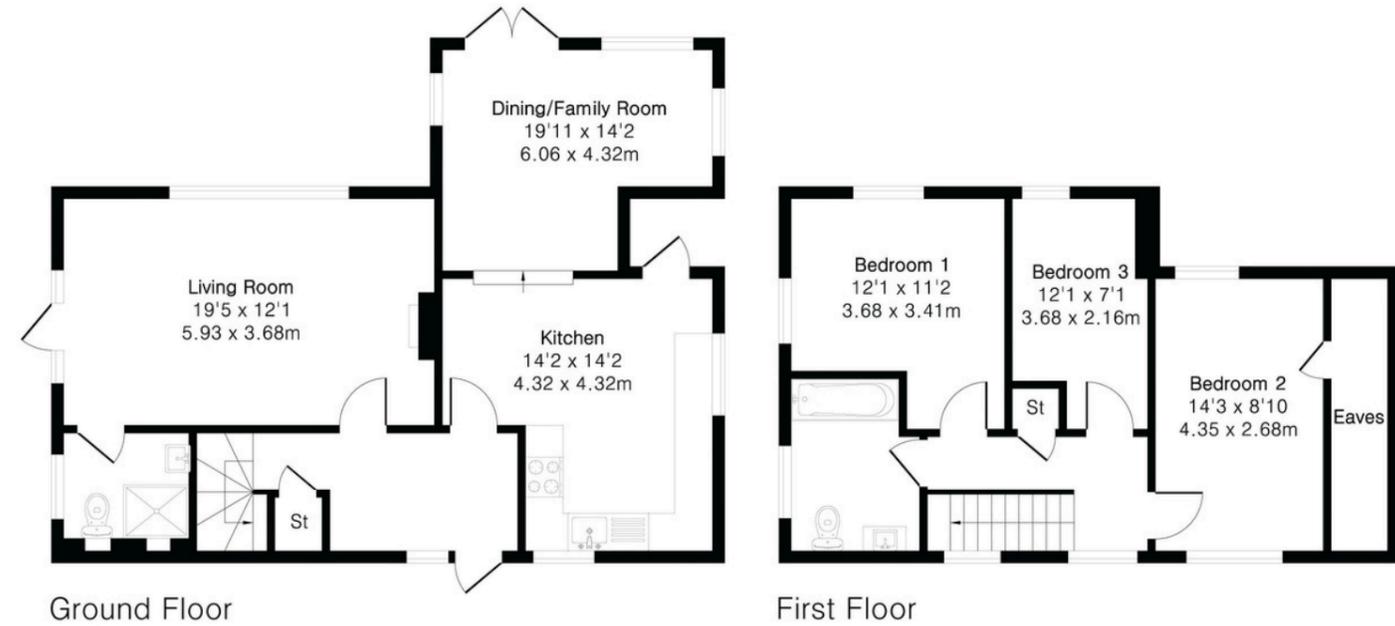
ESTATE AGENTS



Approximate Gross Internal Area 1193 sq ft - 110 sq m

Ground Floor Area 716 sq ft – 66 sq m

First Floor Area 477 sq ft – 44 sq m



AT A GLANCE

- Detached three bedroom home
- Views towards The Chantries
- Planning granted for a five bedroom replacement home
- Private driveway parking
- Large rear garden with lawn and mature planting
- Extended ground floor living space
- Kitchen with garden outlook
- Dining area opening to the terrace
- Modern family bathroom and separate shower room



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

FROM THE AGENT

"A wonderful detached three-bedroom home with views towards the Chantries and a generous rear garden. Bright living space includes a sitting room overlooking the garden and a kitchen opening to the dining area and terrace. Also having planning permission in place for a five-bedroom replacement home."



Andy

Andy Moran
Director

WELL BALANCED

Inside, the house opens into a bright and welcoming layout with the main living spaces positioned around the rear garden.

The sitting room is a generous space with wide windows overlooking the garden, bringing in plenty of natural light and creating a comfortable setting for everyday living.

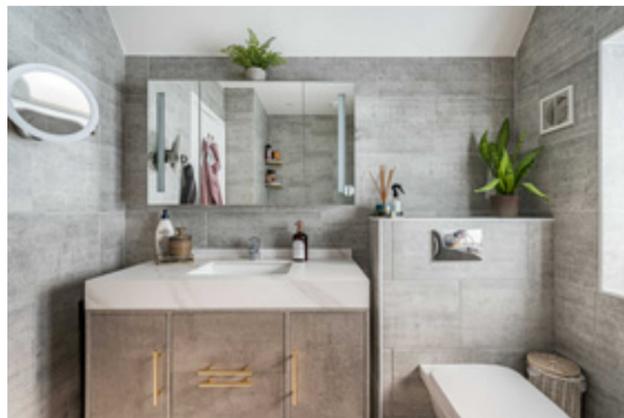
To the rear of the house the kitchen and dining areas connect naturally. The kitchen provides good storage and preparation space while windows frame views across the garden. The dining area sits beside doors opening onto the terrace, allowing the garden to become part of the living space during warmer months.



BEDROOMS & BATHROOMS



Upstairs the house provides three bedrooms. The main bedroom is particularly generous with windows on two sides, creating a light and open feel. The remaining bedrooms work well for family use, guests or working from home. The bathrooms have been updated with contemporary fittings including a modern family bathroom and an additional downstairs shower room.



GARDEN & SETTING

From the front of the house there are views towards the Chantry, giving the property an open outlook and a strong connection to the surrounding landscape. The rear garden is a key feature of the property. A terrace sits directly behind the house providing space for outdoor dining and seating. Beyond this, the garden opens into a long lawn bordered by established planting and mature greenery. Additional seating areas are positioned around the garden, allowing different spaces to be enjoyed throughout the day. To the front of the property there is private driveway parking.





 Chantries & Pewleys

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