

1 MAGNOLIA DRIVE

Alfold



Charntries
& Pewleys
ESTATE AGENTS



AT A GLANCE

Living room with outlook across green space

Kitchen / dining room opening directly to the garden

Principal bedroom with en-suite shower room

Family bathroom

Enclosed rear garden with seating areas

Overlooking central green to the front

Off-street parking nearby

Well-presented throughout

Practical, family-friendly layout

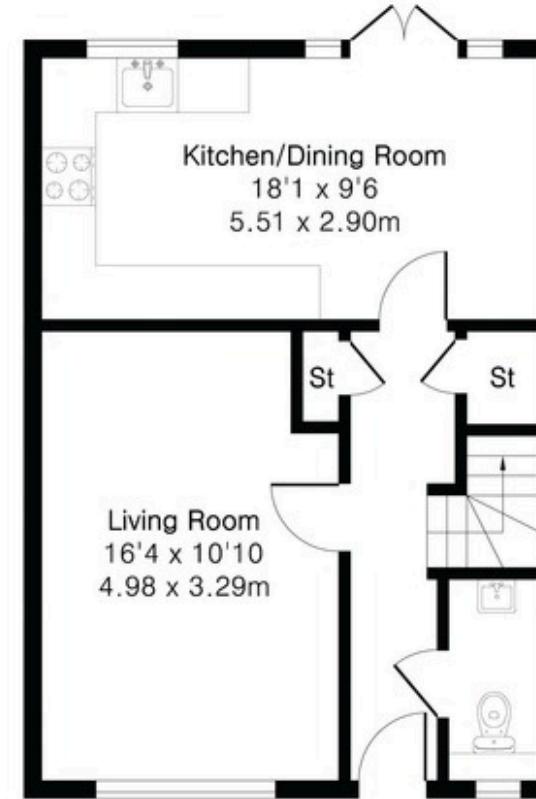


Tenure: Freehold. Council Tax Band: D. EPC: C

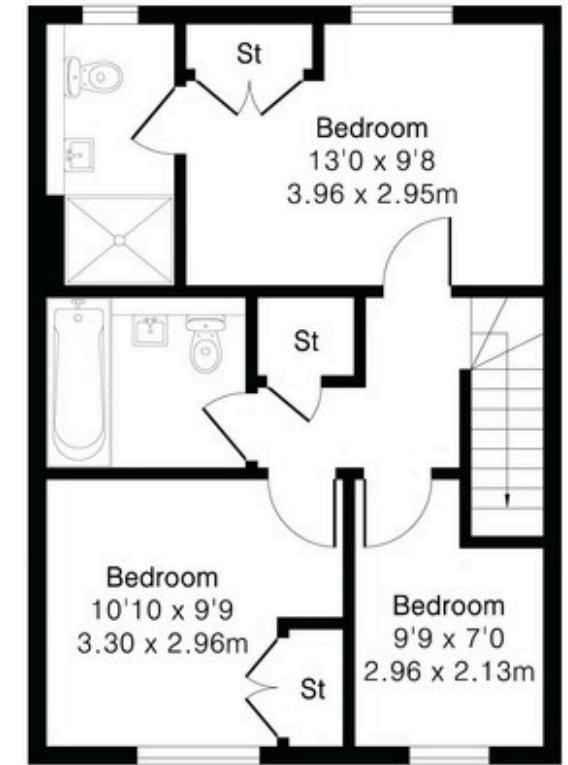
Approximate Gross Internal Area 950 sq ft - 88 sq m

Ground Floor Area 475 sq ft - 44 sq m

First Floor Area 475 sq ft - 44 sq m



Ground Floor



First Floor

FROM THE AGENT

What really stood out to me when I first arrived was the outlook across the central green. It gives the house a sense of openness that you don't always find in modern developments, and it sets a calm tone from the outset. Inside, that feeling continues, with good natural light through the main living spaces and a layout that feels well designed.

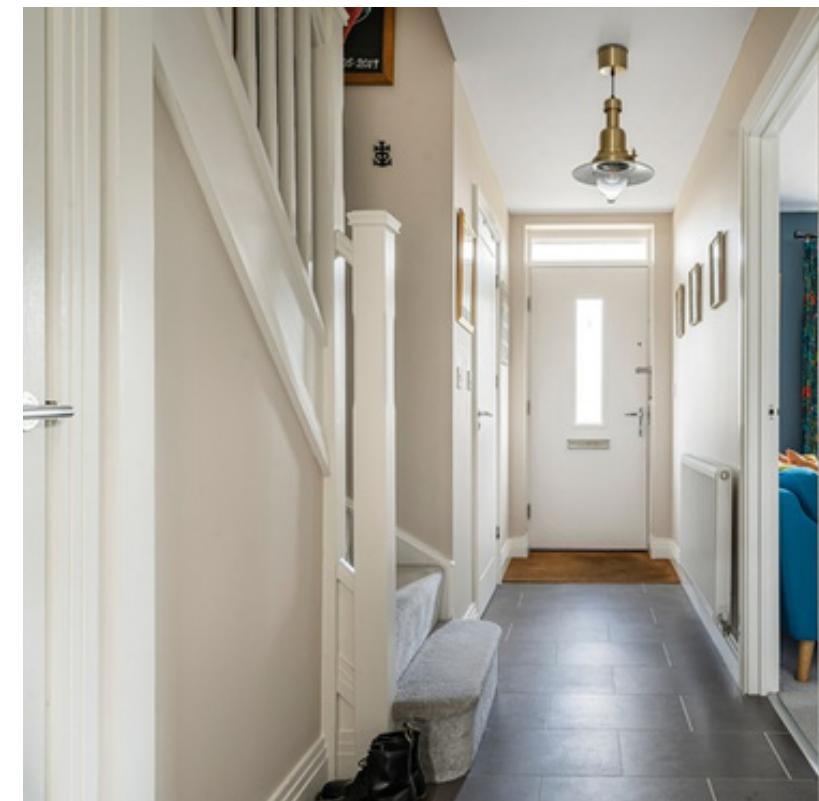
The house works particularly well day to day. The living room enjoys a clear connection to the green at the front, while the kitchen and dining space to the rear feels like the natural hub of the home — practical, sociable and opening directly onto the garden through wide glazed doors. Upstairs, the bedrooms are well balanced and flexible, with an en-suite to the main bedroom and space that adapts easily for family life, guests or working from home. The garden completes the picture nicely, offering a manageable and private extension of the living space, with areas to sit, play or dine comfortably.



Gavin Amberton
Director

WELCOMING LIVING SPACE

A comfortable, well-proportioned living room sits at the front of the house, enjoying views across the green and plenty of natural light. It's a space that works just as well for quieter evenings as it does for having friends or family round.



COOKING & DINING

The kitchen and dining area forms the hub of the home. Practical in layout and easy to move around, it opens directly onto the garden, making everyday meals, children's play and summer entertaining feel naturally connected rather than separate.





FIRST FLOOR

Upstairs, the accommodation is arranged to give each bedroom a clear sense of its own space. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are bright, adaptable and served by a neatly finished family bathroom.

GARDEN & SETTING



The rear garden is enclosed and well balanced, combining lawn with seating areas that are easy to use throughout the year.

To the front, the open green outlook adds a feeling of space and distance from neighbouring houses, giving the property a pleasant sense of position within the development.





 **Chantries & Pewleys**

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