

3 Weald View, Alfold, GU6 8UF

Offers in Region of **£450,000**

ROGER COUPE
ESTATE AGENT
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Est.1991







3 Weald View, Alfold

Freehold / EPC: C / Council Tax: D

- Open Plan Kitchen / Dining Room
- Principal Bedroom With Ensuite Shower Room
- Family Bathroom
- Built In Storage
- Private Rear Garden With Side Access
- Off Street Parking For Two Cars
- 2019 Cala Development
- Close to Local Amenities Including The Alfold Larder Cafe

Nestled within a sought-after 2019 Cala Homes development, this beautifully presented three bedroom semi-detached house offers a harmonious blend of modern comfort and practical living. The welcoming entrance hall leads into a bright, airy open-plan kitchen and dining room, thoughtfully designed for both family meals and entertaining, with sleek cabinetry and integrated appliances complementing the generous dining space. The spacious front aspect living room is filled with natural light and provides an inviting setting for relaxation. Upstairs, the principal bedroom benefits from its own contemporary ensuite shower room and built-in wardrobe, while two further bedrooms are served by a stylish family bathroom. Ample built-in storage is thoughtfully incorporated throughout, ensuring a clutter-free home environment.

3 Weald View

The private rear garden offers a tranquil retreat for outdoor dining, play, or simply unwinding at the end of the day.

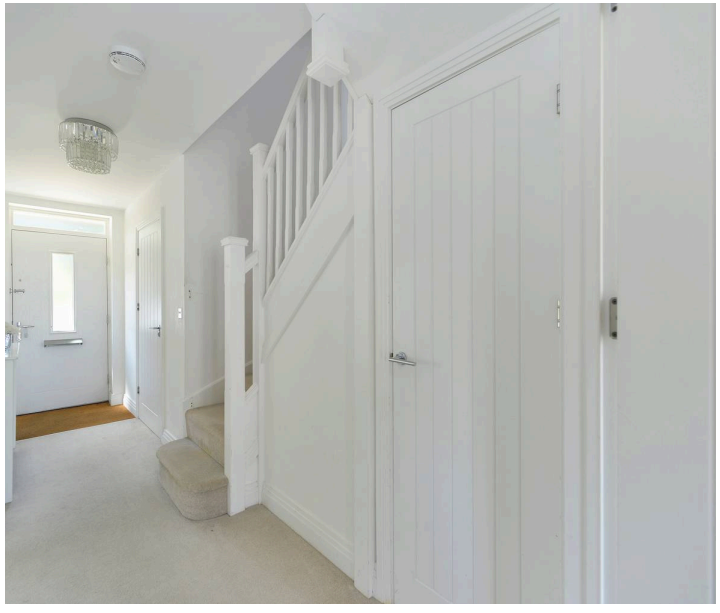
The garden is fully enclosed, ensuring privacy and security, and benefits from side access for added practicality. The front of the property is equally appealing, with a well-maintained approach and dedicated parking for two vehicles.

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café The Alfold Larder cafe, church, and busy sports clubs. There is a Marks & Spencer Food at the local BP service station just around the corner which provides for day-to-day needs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village.

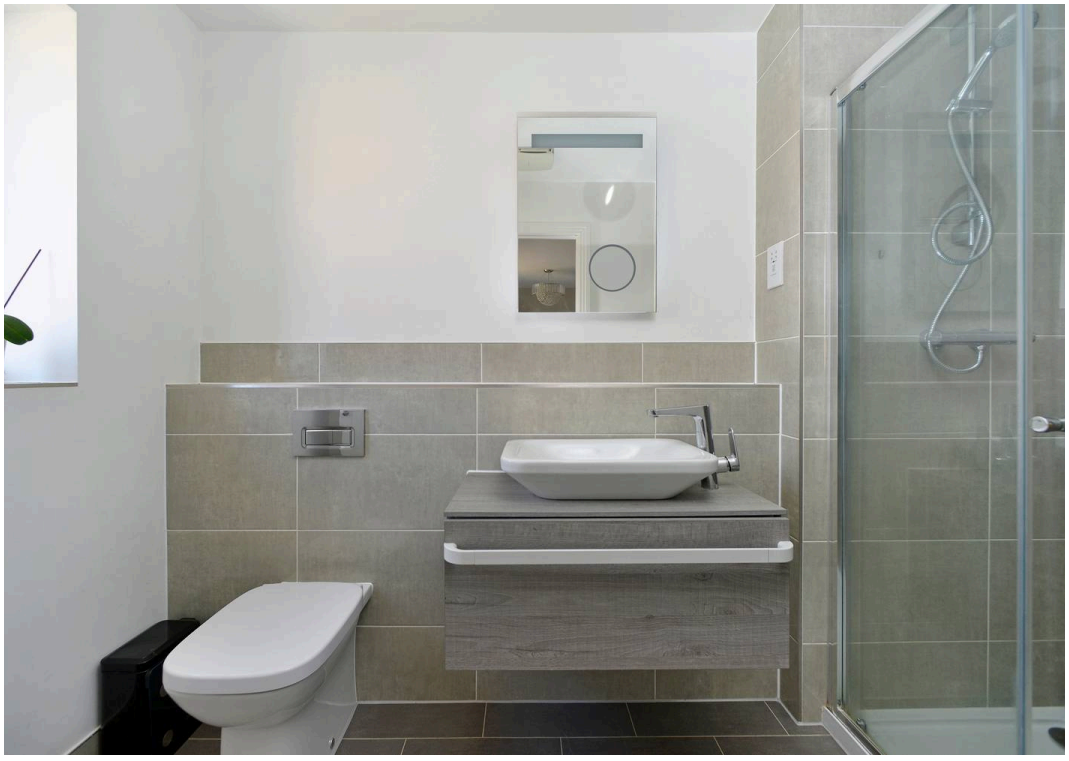
Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.







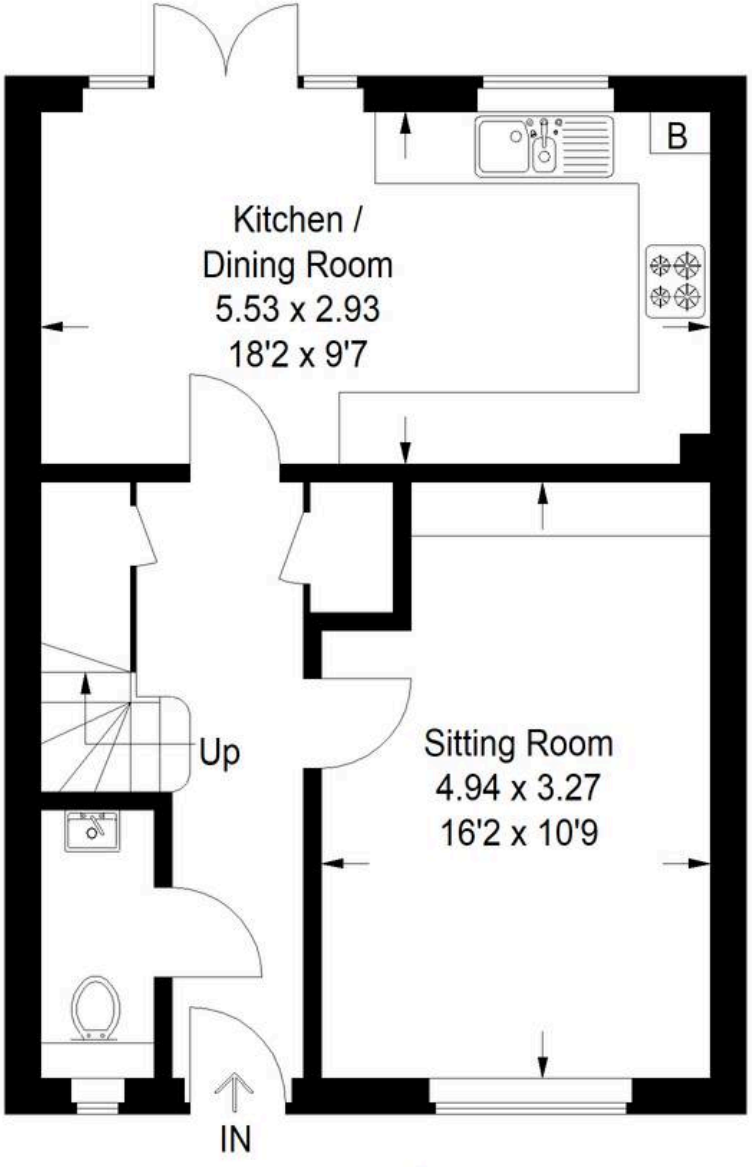




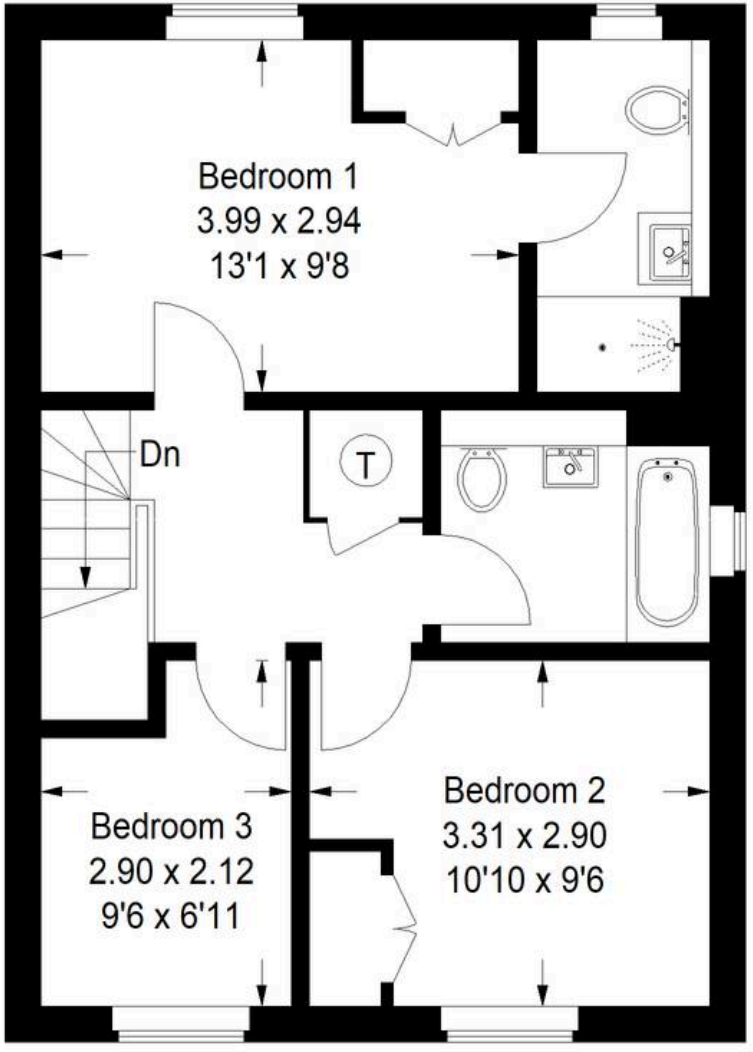




Weald View, Alfold



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 46.0 sq m / 495 sq ft
First Floor = 45.4 sq m / 489 sq ft
Total = 91.4 sq m / 984 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.