

14 KINGS ROAD

Shalford



**Chantries
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 1323 sq ft - 123 sq m

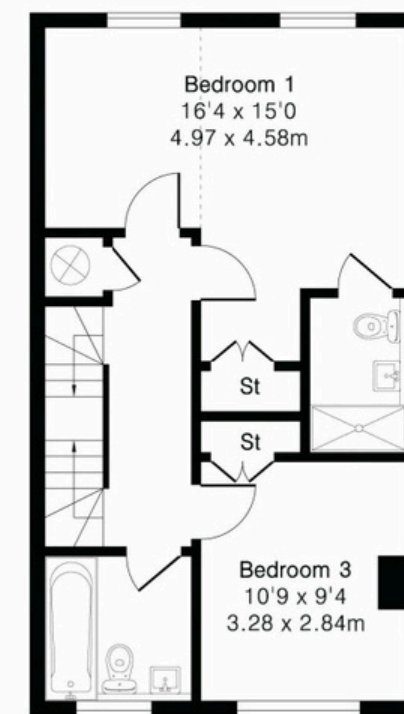
Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 495 sq ft – 46 sq m

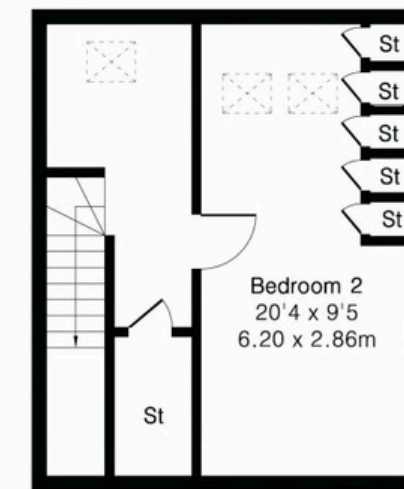
Second Floor Area 333 sq ft – 31 sq m



Ground Floor



First Floor



Second Floor

AT A GLANCE

- Modern 3 storey terraced property built in 2014
- Kitchen/dining room with integrated appliances
- Sitting room with log burner
- Principal bedroom with en suite shower room
- Principal bedroom originally designed as two rooms
- Top floor bedroom with extensive eaves storage
- Doors opening from the kitchen to the rear garden
- Opposite the village green in the centre of Shalford
- Two allocated off-road parking spaces
- End of chain



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

FROM THE AGENT

I love this immaculate property and its convenient location within the village, whatever stage of your life you are in, this property will suit you!

Toni

Toni Humphreys
Sales Associate



WELL BALANCED

Positioned directly opposite Shalford's village green, this three-storey home offers a practical modern layout with character touches, including a log burner in the sitting room and a kitchen centred around an island for everyday living. The principal bedroom currently forms one large room but was originally designed as two and could easily be returned to a four-bedroom layout if required.

Looking out towards the village green, this modern home sits in one of Shalford's most established positions, just a short walk from the station and everyday village amenities.

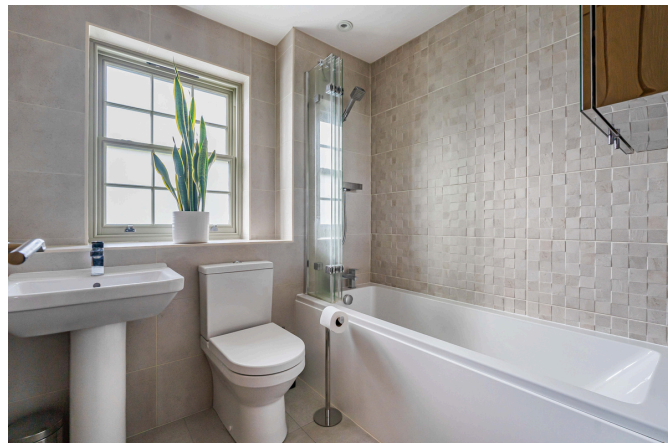
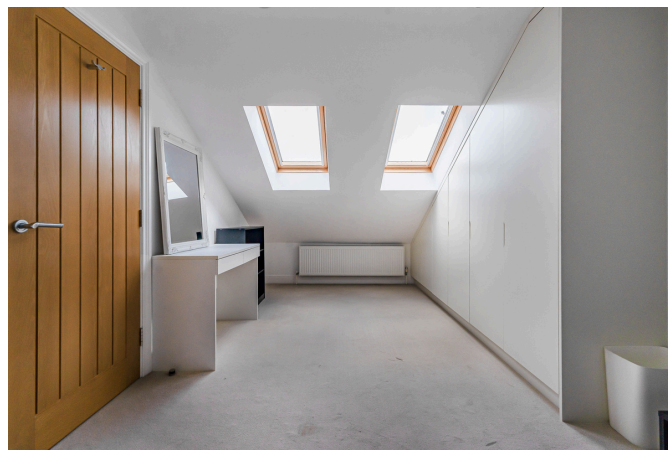
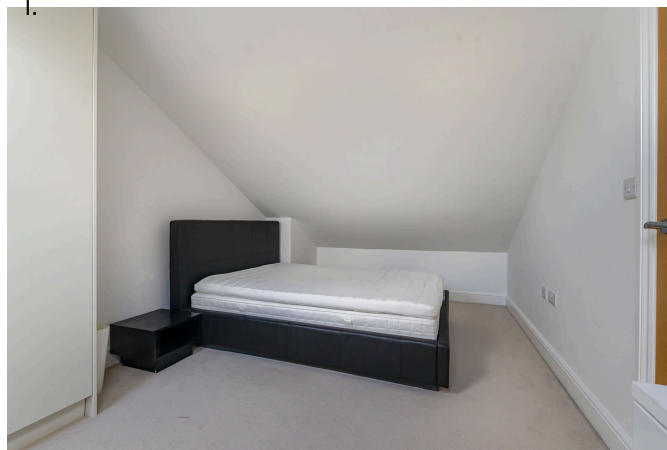
The ground floor is centred around a kitchen/dining space designed for daily use, with a central island creating a natural gathering point. Doors open directly to the garden, while the separate sitting room provides a more relaxed space with a log burner as the focal point.



BEDROOMS & BATHROOMS



Upstairs, the first floor is currently arranged with a large principal bedroom and en suite shower room. This room was originally configured as two bedrooms and could easily be reinstated if a fourth bedroom was preferred. A contemporary family bathroom and a further bedroom sit alongside. The top floor provides an additional bedroom with significant eaves storage, making it a flexible space for guests, a teenager's room or a home office.



THE GARDEN

Outside, the rear garden is designed to be low maintenance, and the property benefits from two allocated off-road parking spaces. With the village green directly opposite and Shalford station within walking distance, the setting balances convenience with a strong village feel.





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