

# 3 BROOK GREEN

Shalford



**Chantries  
& Pewleys**

ESTATE AGENTS





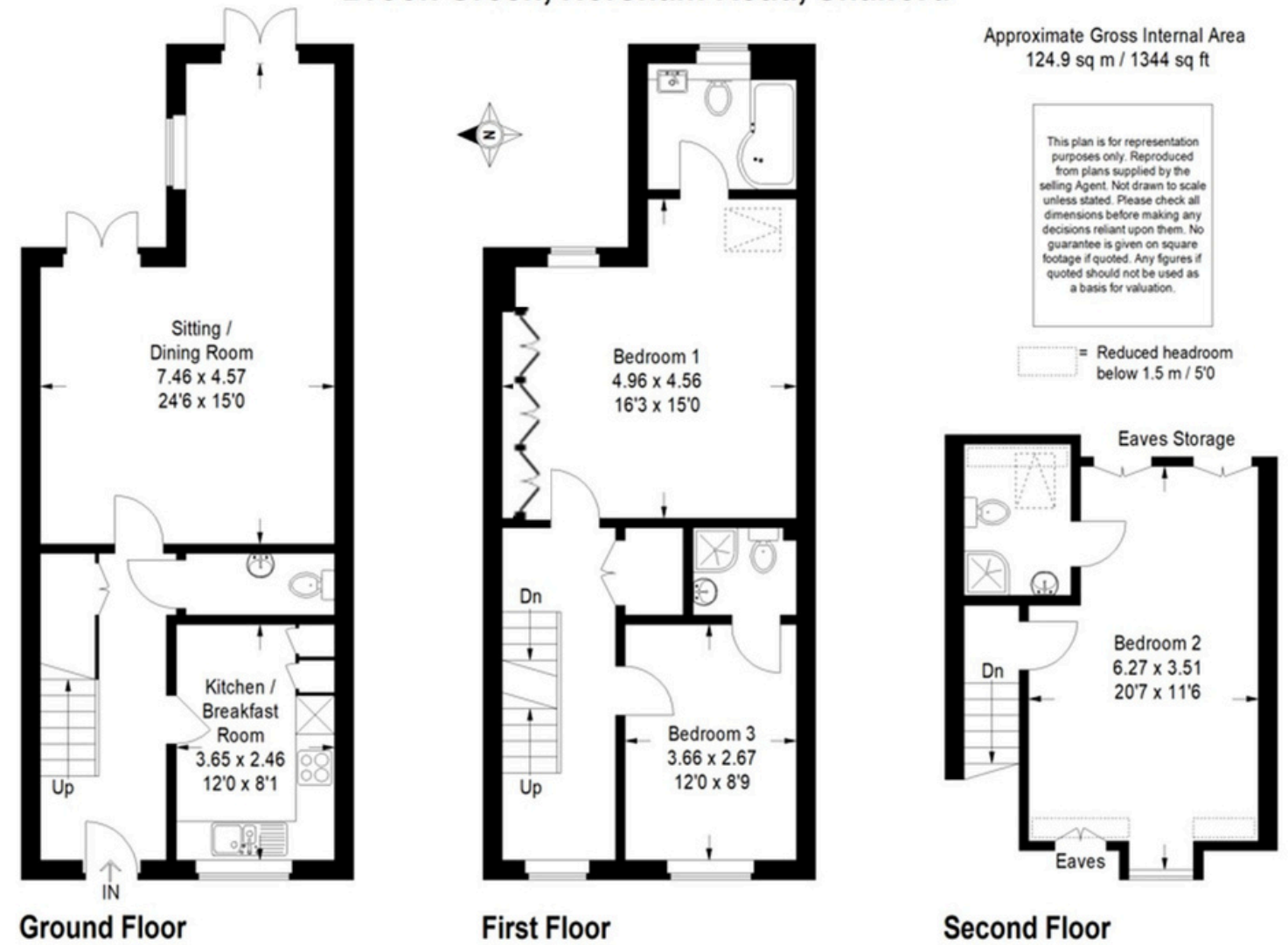
# AT A GLANCE

- Three-storey townhouse in centre of village
- Open plan sitting and dining room
- Contemporary kitchen with integrated appliances
- Three double bedrooms
- Three ensuite bath/shower rooms
- Bespoke Neville Johnson fitted office wall in living space
- Landscaped rear garden with separate patio terrace
- Allocated parking for two vehicles
- Walking distance to village shops, station & countryside
- End of chain

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



## Brook Green, Horsham Road, Shalford



# FROM THE AGENT

'What I absolutely love about this house is how well the main living space has been used, carefully zoned spaces that work equally well for everyday family life, entertaining or working from home. Upstairs, the layout is unusually practical with each bedroom having its own bathroom. Perfect property in the perfect village location'

*Toni*

Toni Humphreys  
Sales Associate



# KITCHEN & LIVING SPACE

To the rear of the house, the main living space stretches across the full width of the property, with two sets of glazed doors opening directly to the garden. The room has been thoughtfully arranged to create distinct areas for relaxing, dining and working, allowing the space to adapt easily to different parts of the day. A long, light-filled room designed for gathering and everyday life.

A bespoke Neville Johnson fitted office wall provides an elegant workstation without interrupting the flow of the room, making working from home feel integrated rather than separate. The kitchen sits at the front of the house and has been recently refitted with sleek cabinetry and generous storage. Integrated appliances are set beneath white quartz worktops, with the layout designed to keep preparation areas clear and efficient. It is practical in its design with clean modern finishes.

A cloakroom sits alongside, while the entrance hall provides useful storage beneath the stairs.



# FIRST & SECOND FLOOR



The first floor hosts the principal bedroom, a generous room with fitted wardrobes and its own ensuite bathroom. A second bedroom on this floor is also a double and is served by its own ensuite shower room, creating an arrangement that works particularly well for family members or visiting guests.

The second floor is dedicated to a further large bedroom with its own ensuite shower room. Positioned away from the main bedroom floor, this space works well as a guest suite, a quiet bedroom retreat or a flexible additional living area. Eaves storage provides valuable additional space.



# THE GARDEN

The rear garden has been landscaped to create defined seating areas including a patio terrace positioned for outdoor dining. Planting adds colour and privacy while still allowing the garden to feel open and manageable. A sheltered garden designed for outdoor dining and relaxation. To the front, the property benefits from allocated parking for two vehicles.





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