



70 Station Road, Shalford, Guildford, Surrey GU4 8HD





Property Description

GUIDE PRICE: £ 550,000

- Character semi-detached home.
- Three well-proportioned bedrooms.
- Close to village amenities and train station.
- Private mature garden
- Private Parking
- Council tax: D; Tenure: freehold; EPC rating: D.

Just a stone's throw of Shalford village High Street, the common, and the train station, this charming period, three-bedroomed, semi-detached home provides comfortable and stylish living and convenient access to all the local amenities.

Adjoining the entrance hall to the front of the property is a light and characterful sitting room, with a feature fireplace and plantation-style shutters. To the rear is a large shaker-style kitchen offering ample dining space and views over the rear garden. A back door leads from the kitchen out into the rear garden, perfect for alfresco dining on those warm summer days.

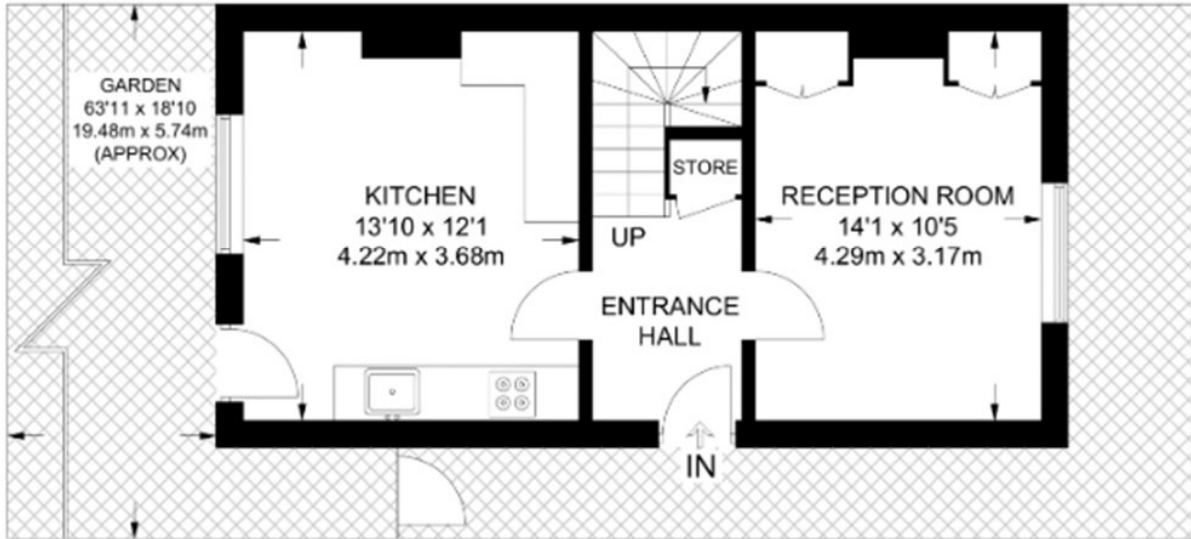
Ascending to the first floor, you will find three well-proportioned bedrooms and a modern family bathroom.

Outside, the south-facing garden is a real highlight. The lawn is complimented by a mature border and rustic wall. Two seating areas, one a gravelled patio and the other decked, create the perfect ambiance for outdoor enjoyment. To the front the property benefits from a gravelled driveway which provides private parking.

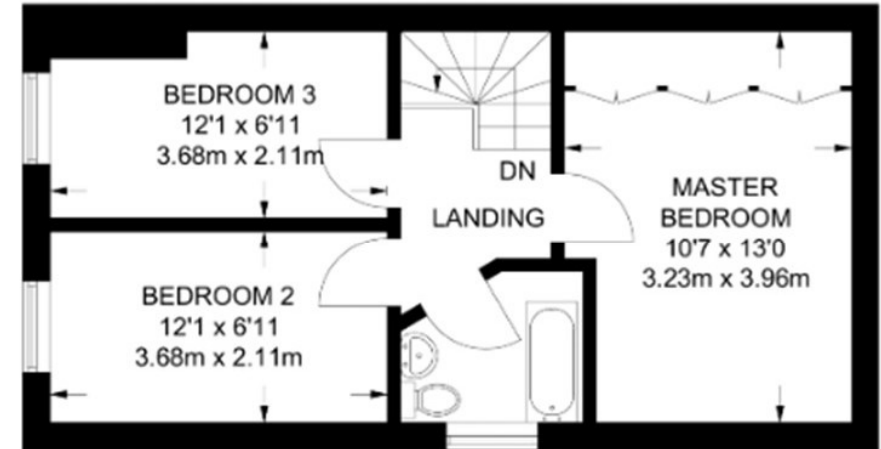
The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, two pubs, coffee shop, tennis and cricket club. There is an excellent selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities.



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GROUND FLOOR
410 SQ FT / 38.1 SQ M



FIRST FLOOR
407 SQ FT / 37.8 SQ M

APPROXIMATE FLOOR AREA = 817 SQ FT / 75.9 SQ M

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
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Merrow Sales 01483 347100
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Chantries & Pewleys

ESTATE AGENTS

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