



11 Station Road, Shalford, Guildford, GU4 8HA





Property Description

Guide Price: £412,500

This immaculately presented mid terrace house is situated in the heart of Shalford village.

The property, having been improved over recent years, offers light and airy accommodation. The lovely sitting room, with engineered oak flooring, leads into the well fitted kitchen which in turn opens directly into the stunning conservatory/dining room. Doors open from here into the rear garden with a gate that leads to the single garage and allocated parking space. Upstairs there are two bedrooms and a fitted bathroom.

This property should be viewed internally to fully appreciate the light and spacious feel.

The village green is just a short level walk away, as is Shalford village centre, which has a selection of shops, a cafe, pharmacy, train station, regular bus routes and an excellent village infant school and pre-school. Surrounding the area is wonderful open countryside and the Surrey Hills are an Area of Outstanding Natural Beauty.

Guildford, with its famous cobbled High Street provides a wider range of amenities, popular leisure and recreational facilities, easy access to the A3 and wider motorway network and 2 train stations for London Waterloo in around 35 minutes.

Council Tax Band: D Tenure: Freehold EPC Rating: D



11 Station Road, Shalford



**APPROX. GROSS
INTERNAL FLOOR AREA
671 SQFT / 62.4 SQM
(excluding garage)**

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.

