



Holbrook Close, Shalford, Surrey

 Chantries
& Pewleys





Property Description

Guide Price: £745,000

- Four bedrooms
- Large open plan living room
- Generous kitchen/breakfast room
- Master with ensuite
- 2 allocated parking spaces
- Landscaped rear garden
- Walking distance of village centre and train station

This charming family home features spacious accommodation with four bedrooms and two bathrooms, ideally situated in a peaceful and highly sought-after location near Shalford Village shops and the train station.

The ground floor boasts a generous kitchen/breakfast room with granite counter tops and integrated appliances, a useful utility room, cloakroom, a study and a sitting room with double doors opening onto a south-facing rear garden.

Upstairs, the master bedroom includes an en-suite shower room and built-in wardrobes. There are three additional bedrooms, also with built-in wardrobes, and a family bathroom which complete the upper level accommodation.

This delightful home also offers two designated parking spaces and a private, landscaped, south-facing rear garden

The picturesque village of Shalford meets daily needs with its railway station, post office, village shop, chemist, two pubs, coffee shop, tennis club, and cricket club. The area is known for excellent schools, including Shalford Infant and Pre-School. The beautiful countryside is ideal for walking, riding, and cycling.

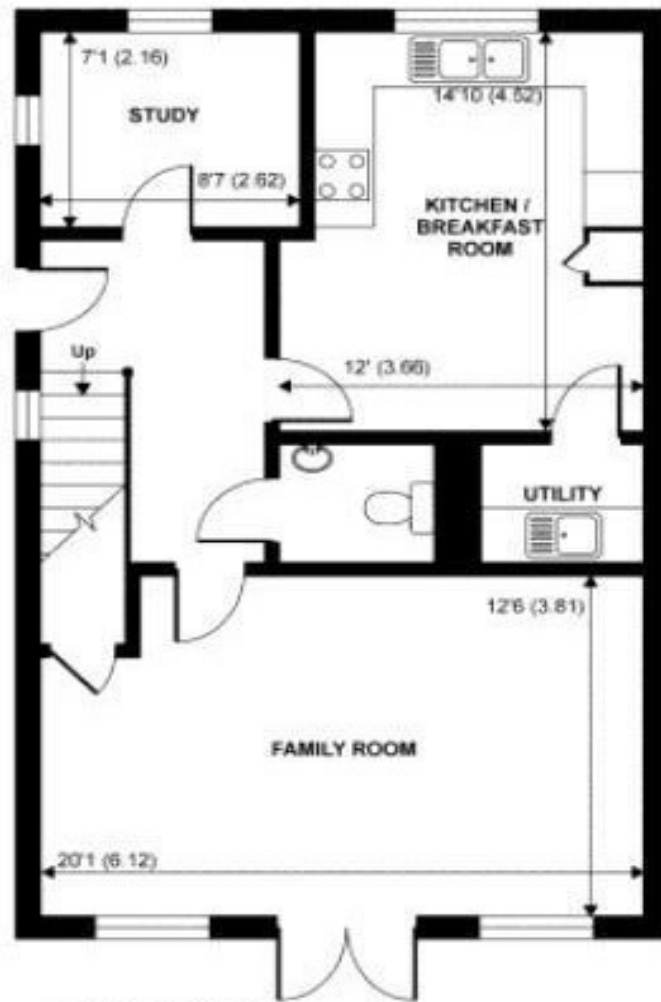
Located two miles away, Guildford offers extensive shopping and leisure facilities, including a cinema, Yvonne Arnaud Theatre, G Live, Surrey Sports Park, and Spectrum Leisure Centre. Guildford station provides a fast, regular service to London Waterloo in about 35 minutes. The area has good road connections via the A3 to London, the M25, Heathrow, and Gatwick airports.



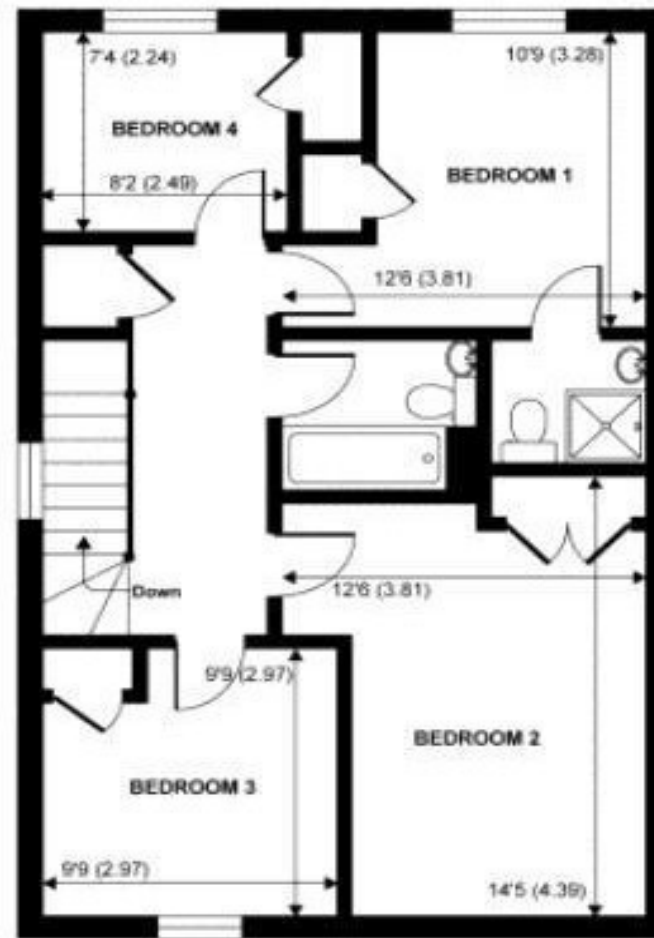
Council tax band: E; EPC rating: C; Tenure: Freehold







GROUND FLOOR
abt 655 SQFT (INTERNAL)



FIRST FLOOR
abt 655 SQFT (INTERNAL)

APPROX. GROSS INTERNAL FLOOR AREA 1310 SQ FT 121.69 SQ METRES

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
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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.





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