



The Street, Shalford, Guildford, Surrey, GU4 8BU

Guide Price £350,000

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This well-proportioned, ground-floor garden flat offers a bright, spacious, open-plan living/dining/garden room with roof-light, allowing plenty of natural light to come in. It also features French windows leading to the patio and private garden.

The property has two good-sized bedrooms. The main bedroom offers a bay window to the front and built-in wardrobes. The kitchen has a range of fitted units and window overlooking the garden. The bathroom comprises bath with shower over, basin and WC. The property benefits from its own separate entrance with a new security door and spacious hall.

At the rear is an attractive, well-maintained garden with patio and lawn area as well as well-stocked beds. There is also a useful garden shed. The property offers a garage and visitor parking.

Share of freehold

Annual Service Charges: £600 pa

Service Charge Review Period:

Annual Ground Rent: n/a

Ground Rent Review Period: n/a

Length of Lease: 990 years

- Stunning Reception Room
- Two Bedrooms
- Separate Entrance
- South-West Facing Private Garden With Patio
- Oak Flooring
- Garage
- Off-street Visitor Parking
- Close To Local Amenities And Countryside Walks
- Council Tax Band D

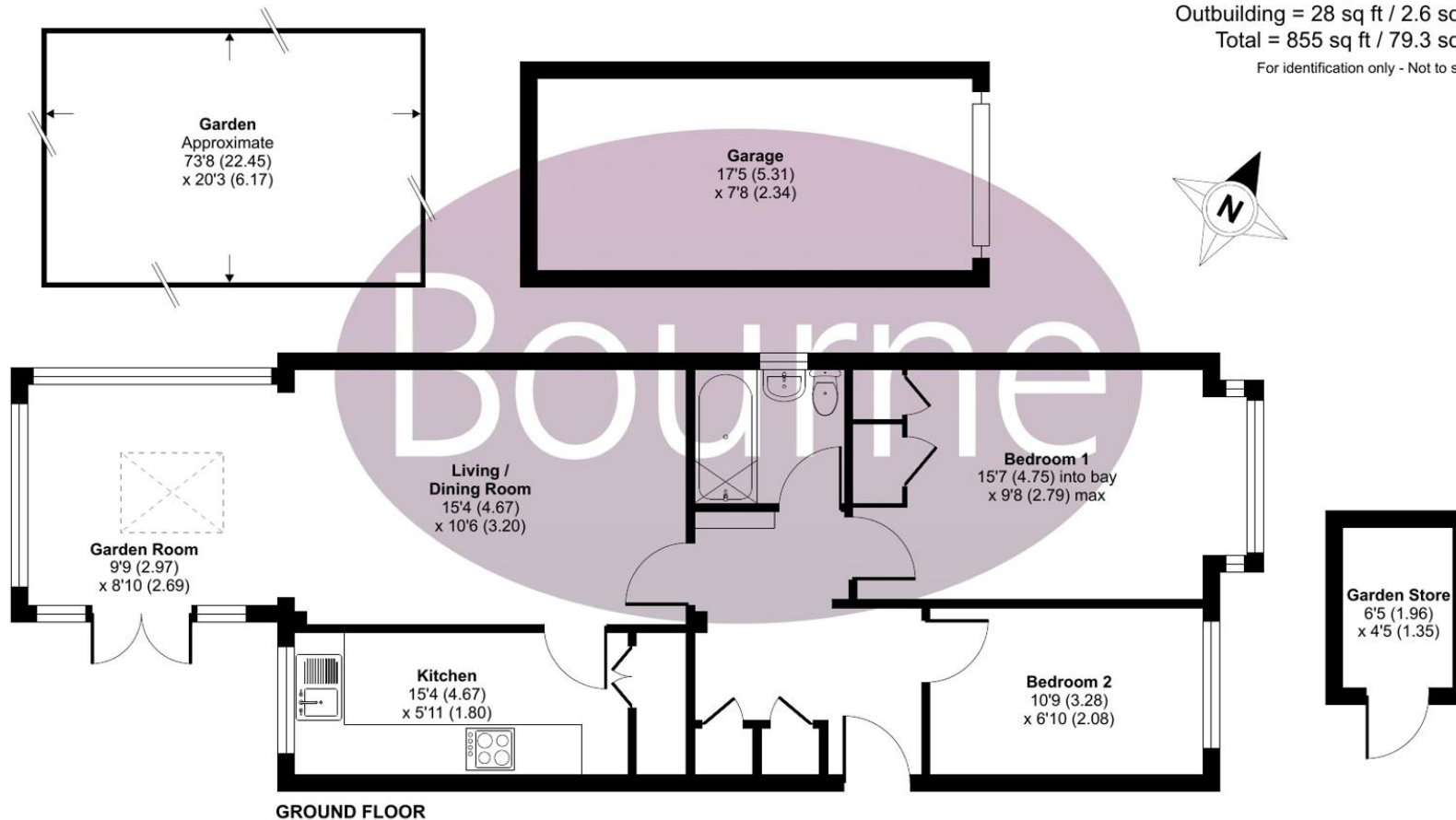


Floorplan

The Street, Shalford, Guildford, GU4

Approximate Area = 693 sq ft / 64.3 sq m
Garage = 134 sq ft / 12.4 sq m
Outbuilding = 28 sq ft / 2.6 sq m
Total = 855 sq ft / 79.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1018419

Location

The property is situated on The Street, Shalford, within a short walk of the village centre and train station. The village offers a range of shops and other facilities including a local chemist, convenience store, post office and newsagent. In addition, there is pub, cafe, restaurant and a Chinese takeaway. Guildford town centre is approximately 2 miles away with its vast array of shops, restaurants, leisure facilities and the mainline station to London, with the nearby A3 providing excellent access to London and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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