



Pound Place, Shalford, Guildford, Surrey, GU4 8HH

OIEO £525,000



## Pound Place, Shalford, Guildford, Surrey, GU4 8HH

This three bedroom, semi-detached extended character house is located in an ideal village location with easy access to local amenities.

As you enter the property through the front porch, you are greeted by the living room with a log burner, built in cabinets and a window to the front. Further along is the study with a fireplace and stairs to the first floor. The kitchen provides a range of fitted units and a gas hob with a door leading to the side of the house. At the rear of the ground floor is the dining room with double doors leading to the garden and access to the downstairs wc here comprising wc and wash hand basin.

On the first floor you will find three bedrooms and the bathroom. The main bedroom at the front benefits from built in wardrobes. The second bedroom is currently being used as an office and benefits from a built in wardrobe. The third bedroom at the rear has a window overlooking the garden. The family bathroom comprises wc, wash hand basin and shower cubicle.

The property has a driveway for two cars. The well-maintained garden offers a patio with seating area.

- Three Bedrooms
- Two Reception Rooms
- Semi Detached
- Off Street Parking
- Village Location
- Garden
- Council Tax Band D



# Floorplan

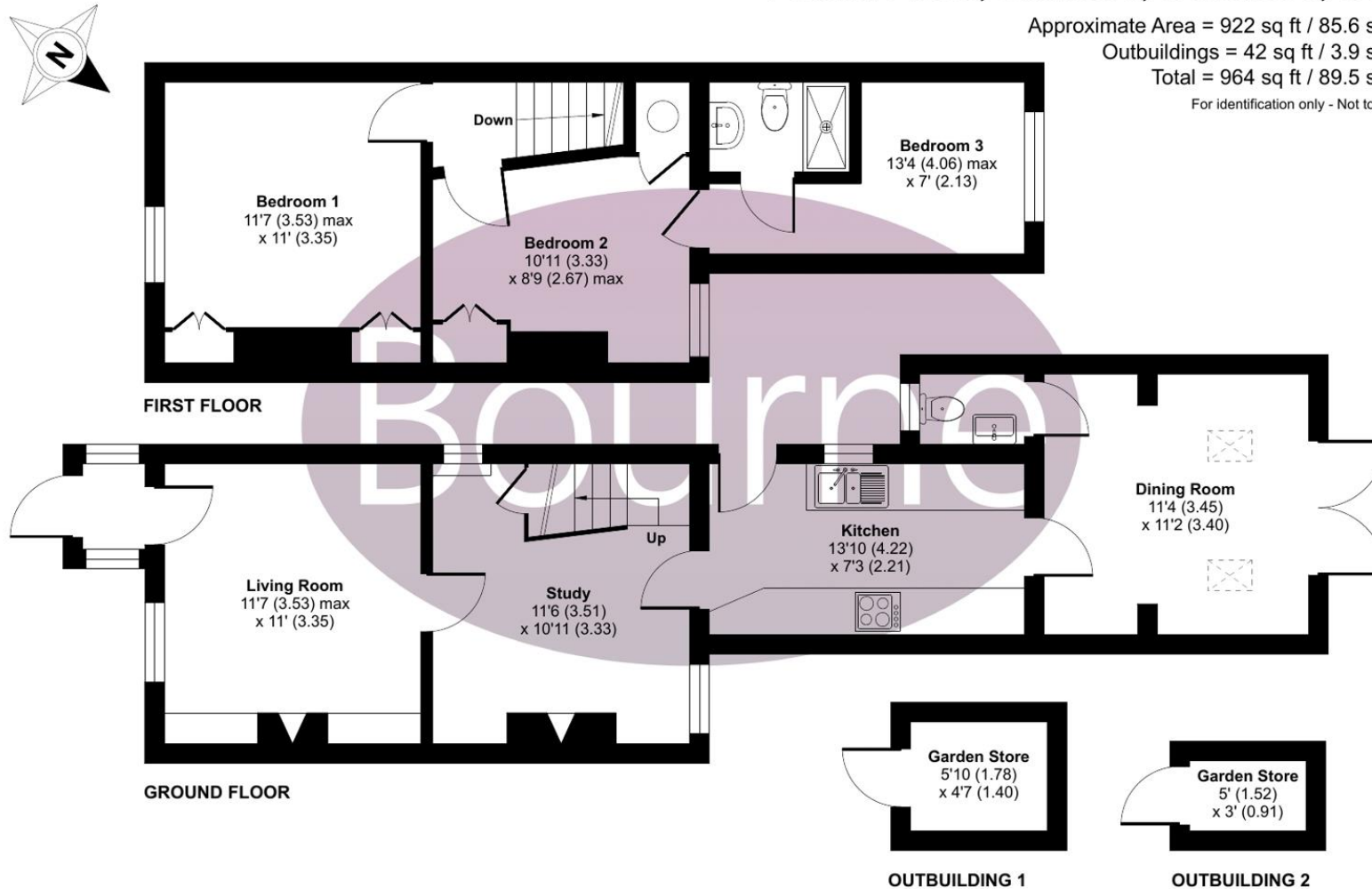
## Pound Place, Shalford, Guildford, GU4

Approximate Area = 922 sq ft / 85.6 sq m

Outbuildings = 42 sq ft / 3.9 sq m

Total = 964 sq ft / 89.5 sq m

For identification only - Not to scale

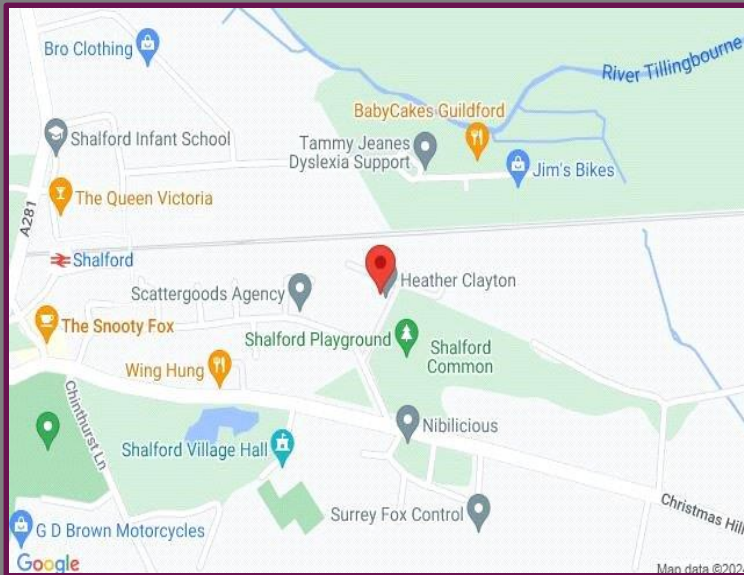


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1070389



# Location

Pound Place is a lane just off the end of Station Road with Shalford Common opposite and is within just a few minutes' walk of the village center, train station and local shops. Guildford town centre is within 4 miles and the A3 with easy access to London, the M25 and the south coast is also approx. 4 miles distant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.