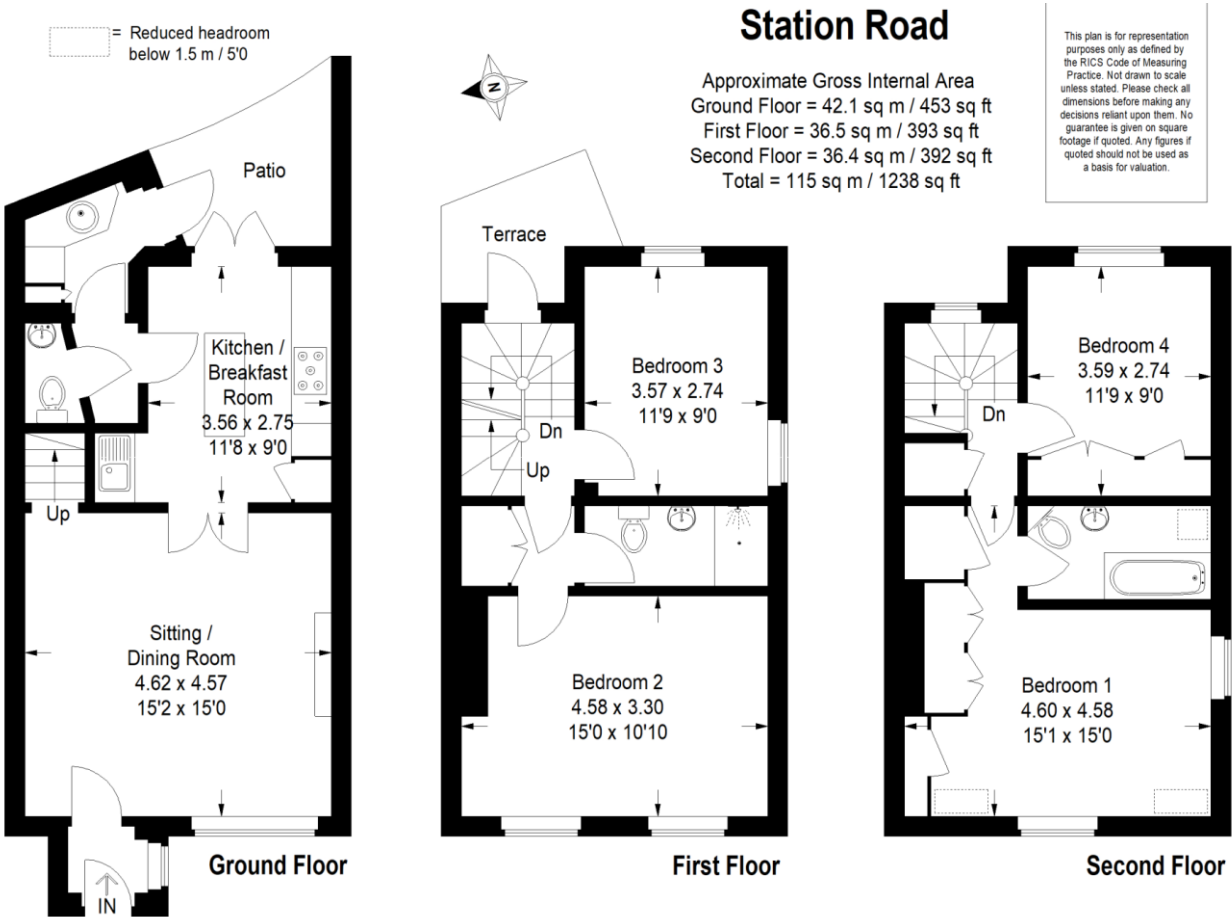




Seymours



6 Station Road
Shalford, Guildford, GU4 8HB
£550,000 Guide Price

Guildford office 6 London Road, Guildford, Surrey, GU1 2AF
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 2 bathrooms
- EPC Rating E
- 1238 sq. ft
- Shalford 0.09 miles

- Four Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Shower Room
- Cloakroom
- Utility
- Semi-detached
- Courtyard

An immaculate four-double bedroom, two-bathroom, character semi-detached house arranged over three floors. The property is situated in a favoured location within easy walking distance of all the local amenities, Shalford train station being just a minute's walk away and the beautiful surrounding countryside.

The property features a stunning rear aspect open-plan kitchen/breakfast room with access to a smart courtyard area perfect for entertaining in the summer months, and a roof terrace on the first floor. The front door opens in to a neat hallway into a generous sitting/dining room with a feature fireplace, rich coloured wooden stripped floorboards and the stairs to the first floor.

Attractive double doors lead into the kitchen which is fitted with a comprehensive range of cream units with worktops over, comprising an integrated double oven and hob with extractor hood, integrated dishwasher, drinks fridge and fridge/freezer. The feature central island unit creates an ideal space for informal eating. French doors provide direct access to the courtyard and a door leads into the utility room and separate downstairs W/C which completes the ground-floor.

To the first-floor there are two generous double-bedrooms. There is a shower room with a stylish white suite, comprising a glass shower cubicle, Contemporary hand wash basin, W/C and chrome towel rail. The roof terrace is accessed on this floor and is a perfect space to enjoy a quiet drink or down time in the summer evenings.

Stairs lead up to the third floor which provides a further two double bedrooms both benefitting from good size double built in wardrobes and the family bathroom with a modern suite, part-tiled comprising bath with shower over, wash hand basin and W/C.

Location

Situated in the heart of the popular village of Shalford, this property enjoys a convenient location within easy walking distance of local amenities including a village shop, post office, cafe, pharmacy and Shalford railway station. Regular bus services provide easy access to Guildford town centre, which offers an extensive range of shopping, leisure and educational facilities. Guildford's mainline station provides a fast and frequent service to London Waterloo in approximately 38 minutes, while the nearby A3 offers excellent road links to the M25, Heathrow and Gatwick airports.

Transport Links

Shalford 0.09 miles
Guildford 1.74 miles

Council tax band: Tax band E

Local authority: Guildford Borough Council

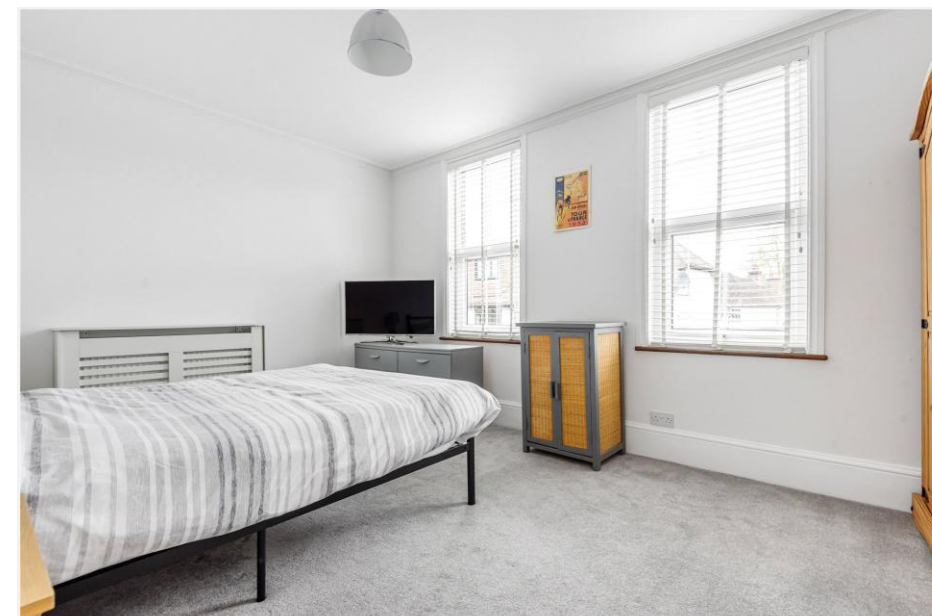
Tenure: Freehold

Viewings by appointment only

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Stunning family home
with versatile
accommodation over
three floors.



Close to local amenities,
commuter links and in a
sought-after Surrey
Village.

