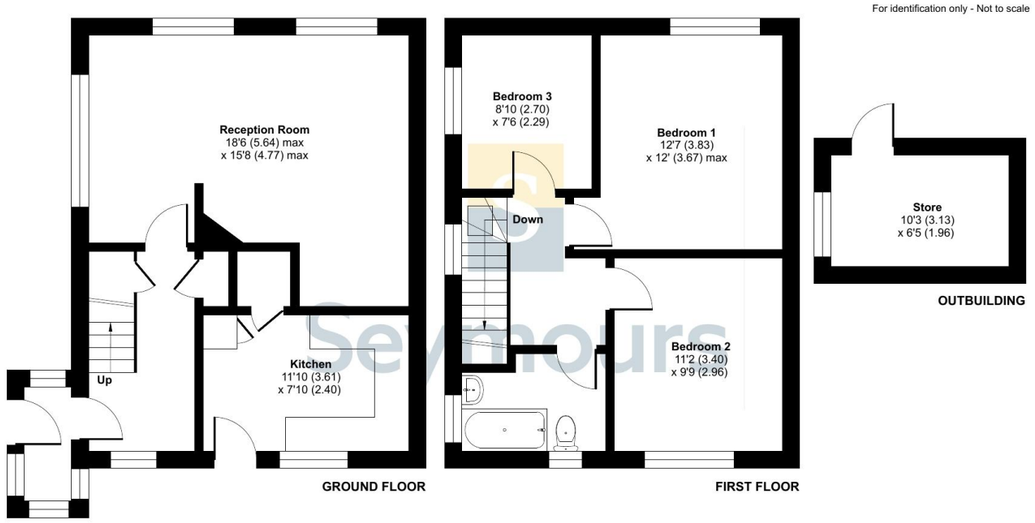
Floorplan

Tillingbourne Road, Shalford, Guildford, GU4

Approximate Area = 910 sq ft / 84.5 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 976 sq ft / 90.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1455885





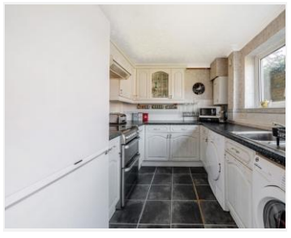


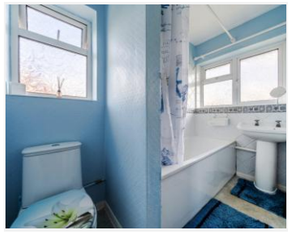
Seymours











45 Tillingbourne Road
Shalford, Guildford, Surrey, GU4 8ES

£475,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

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Property details

- 3 bedrooms
- 1 baths
- EPC Rating C
- 976 sq. ft
- Shalford 0.2 miles
- Semi-detached
- Corner plot
- Located in the sought-after Shalford Village
- Excellent transport links
- Well-regarded schools nearby
- Within easy reach of Guildford town centre

This well-presented three bedroom semi-detached home is situated in the popular village of Shalford, offering bright and spacious accommodation throughout together with a generous rear garden and useful outbuilding. The property has been well maintained and provides an excellent opportunity for families, first-time buyers or those looking to upsize within easy reach of Guildford town centre and local amenities.

The ground floor features a spacious dual-aspect reception and dining room with ample space for both seating and entertaining. Large windows allow plenty of natural light to fill the room, while the fireplace creates an attractive focal point. The kitchen is fitted with a range of wall and base units, providing good storage and worktop space, with views overlooking the garden and direct access outside.

Upstairs, the property offers three bedrooms, including two comfortable doubles and a further single bedroom ideal for a child's room, nursery or home office. The family bathroom is fitted with a bath, with shower over, wash hand basin and WC.

Outside, the rear garden is mainly laid to lawn with patio and decked seating areas, creating an ideal space for outdoor dining and family use. A substantial outbuilding provides additional storage or workshop potential. To the front and side, the property benefits from an open aspect and attractive position within this established residential road.

Shalford is a highly regarded village on the southern fringes of Guildford, offering a strong sense of community alongside excellent convenience. The village provides a range of everyday amenities including local shops, a post office, café and well-regarded schools, while Shalford station offers direct rail links to Guildford and London Waterloo, as well as connections to Gatwick Airport and Reading. The nearby town of Guildford expands on this with a wide selection of shopping, dining and leisure facilities, and the surrounding Surrey Hills Area of Outstanding Natural Beauty provides an abundance of walking, cycling and outdoor opportunities right on the doorstep.

Transport Links
Shalford 0.2 miles
Chilworth 1.6 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Sought-after Village location





Corner plot



The Property Ombudsman
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