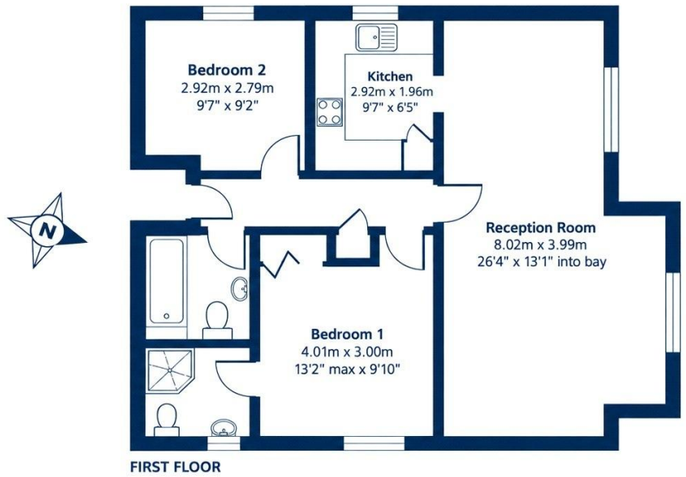
Floorplan

Shawfields, Cranley Road, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 715 SQ FT (66.4 SQ METRES)



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Seymours Estate Agents | REF : 626149







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6 Shawfields
41 Cranley Road, Guildford, Surrey, GU1 2JE

£350,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 2 baths
- EPC Rating C
- 715 sq. ft
- London Road Station 0.5 miles
- No onward chain
- First floor apartment
- Modern
- Two allocated parking spaces
- Share of freehold
- Located in the heart of Guildford
- Excellent transport links
- Wide range of amenities nearby

Offered to the market with no onward chain, this two bedroom first floor apartment benefits from two allocated parking spaces and a convenient location within walking distance of Guildford's Upper High Street and London Road station. Situated within Shawfields on Cranley Road, the property offers well-presented accommodation, including a spacious reception room, two bathrooms and a separate kitchen, together with attractive communal gardens.

The entrance hall provides built-in storage and access to the principal rooms. Neutral décor and carpeting continue through much of the apartment, creating a bright and welcoming interior with a practical layout.

The generous reception room is a particular feature, with broad windows bringing in plenty of natural light and enjoying a leafy outlook. The proportions allow for distinct sitting and dining areas, with ample space for sofas, additional furniture and a family dining table. The dining area is conveniently positioned beside the kitchen.

The separate kitchen is fitted with cream wall and base units, complemented by coordinating work surfaces and tiled splashbacks with decorative detailing. A built-in oven, electric hob and concealed extractor are incorporated into the design, while the stainless steel sink sits beneath a window. Tiled flooring completes the room.

The principal bedroom is a well-proportioned double with a built-in wardrobe and an en-suite shower room, fitted with a glazed shower enclosure, pedestal washbasin and WC. The second bedroom provides flexibility as a guest room or home office. A separate bathroom, accessed from the hall, features a bath with an overhead shower and glass screen, a washbasin and WC.

Outside, the development is set within established communal grounds, with lawned gardens, mature trees, hedging and seating areas for residents to enjoy. The apartment also benefits from two allocated spaces within the residents' car park.

Cranley Road is conveniently positioned for Guildford's Upper High Street, with its shops, cafés and restaurants, while London Road station is also within easy walking distance. The wider town centre offers an extensive choice of shopping, leisure and cultural facilities, with further rail connections available from Guildford mainline station. Stoke Park provides nearby green space, and the A3 offers road connections towards London and the M25.

Length of lease: 999 years from 24 June 1992
Service charge: £155.00 PCM (approximately)
Ground rent: N/A

Transport Links

London Road Station 0.5 miles

Guildford 1.5 miles

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

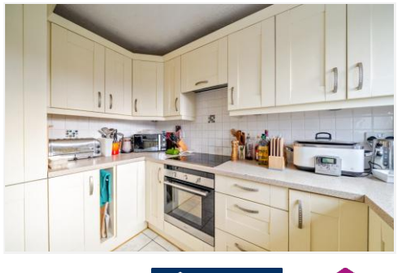


Spacious accommodation





Desirable location



Viewings by appointment only
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