



Flat 3 | The Herons | Poplar Road | Shalford | GU4 8DJ



A very private and well proportioned 2 bedroom first floor apartment with a secluded outlook over communal gardens to the rear, within a short level walk of the cricket green and local shops.

- Two good sized bedrooms
- 16ft 9in sitting/dining room
- Allocated parking space
- Communal gardens
- Close to Shalford village centre

Property Description

Forming part of this most attractive quality development within Shalford village, this first floor 2 bedroom apartment simply must be viewed to fully appreciate its very private position and well proportioned accommodation.

Close to bus stops and river walks, the property is offered for sale in good decorative order, and is set well back from Poplar Road, itself made up of mature detached properties. Throughout, there is a sense of space and a particular feature is the way the property overlooks the communal rear gardens from the sitting/dining room and bedroom one.

The property has an allocated parking space to the front. In all, a very special first floor apartment which is highly recommended by Chantries & Pewleys.



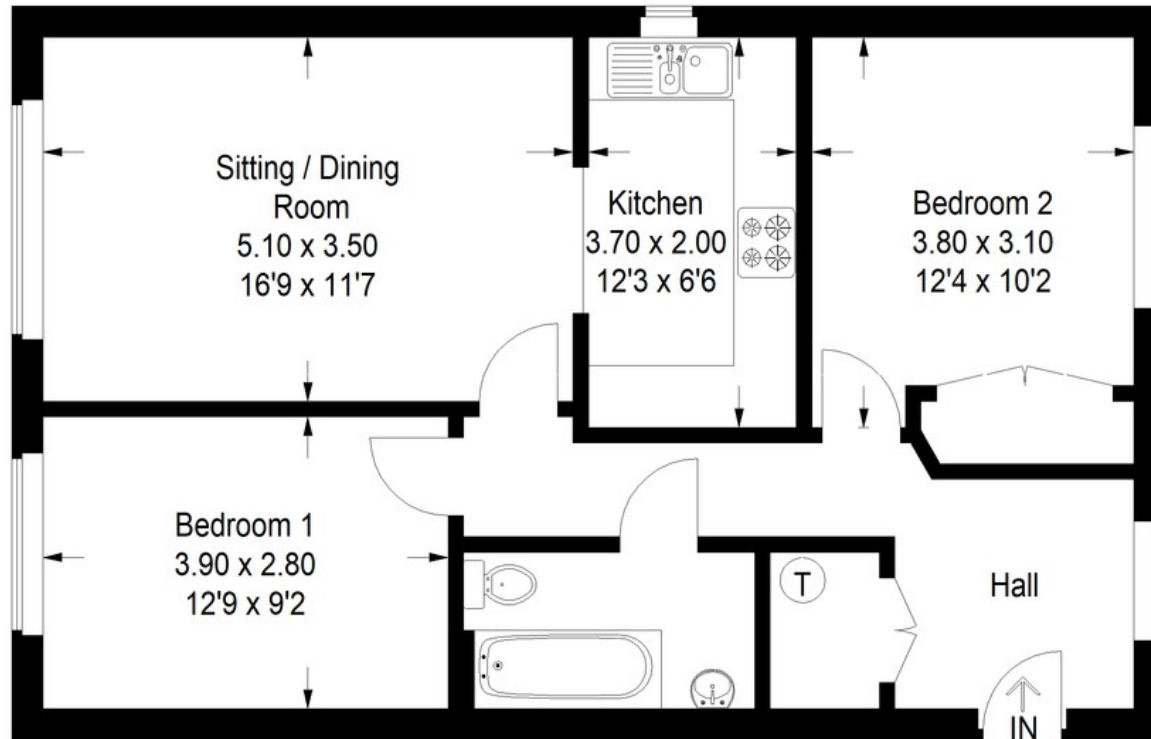


Location

The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, two pubs, coffee shop, tennis and cricket club. There is an excellent selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities.

Guildford is approximately two miles away and has an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford main-line station provides a fast and regular service to London Waterloo in approximately 35 minutes. There is a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



The Herons

Approximate Gross Internal Area
= 64.3 sq m / 692 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Richmond House, Station Row, Shalford
Guildford, Surrey, GU4 8BY

chantriesandpewleys.com
01483 304344
shalford@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

