



6 Shalford Road, Guildford, GU4 8AA

 Chantries
& Pewleys





Located within a simple short walk to the town centre this substantial family home has undergone significant modernisation and extending in recent years and now provides spacious and versatile accommodation arranged over two floors.

The property is well set back from the road and has a large front garden, with driveway parking for several cars. Upon entering the property there is a spacious entrance hall with a staircase to the first floor, a cloakroom and storage. Double doors open into the stunning, open plan kitchen/dining/family room, with large bi-fold doors opening onto the newly laid deck, which in turn leads to a large terrace. The rear garden is flat and perfect for families of all ages, in all the plot is approaching 0.4 acre.



Upstairs there is a master bedroom suite, which is double aspect and light and airy, three further bedrooms and a family bathroom. All the rooms to the front of the property enjoy views over the Shalford Meadows and across to St Catherines Hill & Chapel.

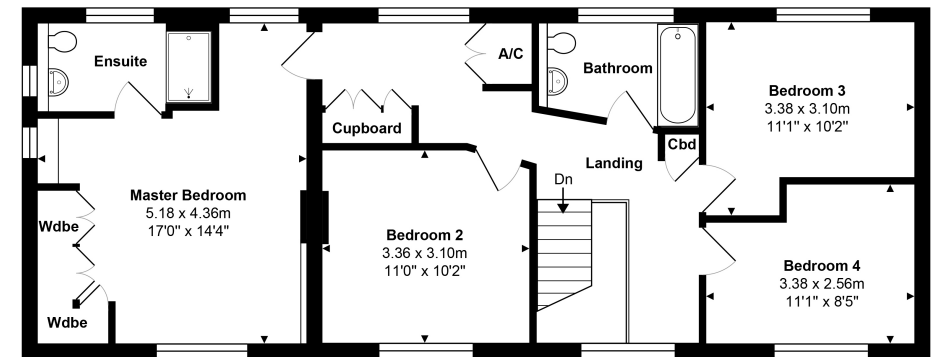
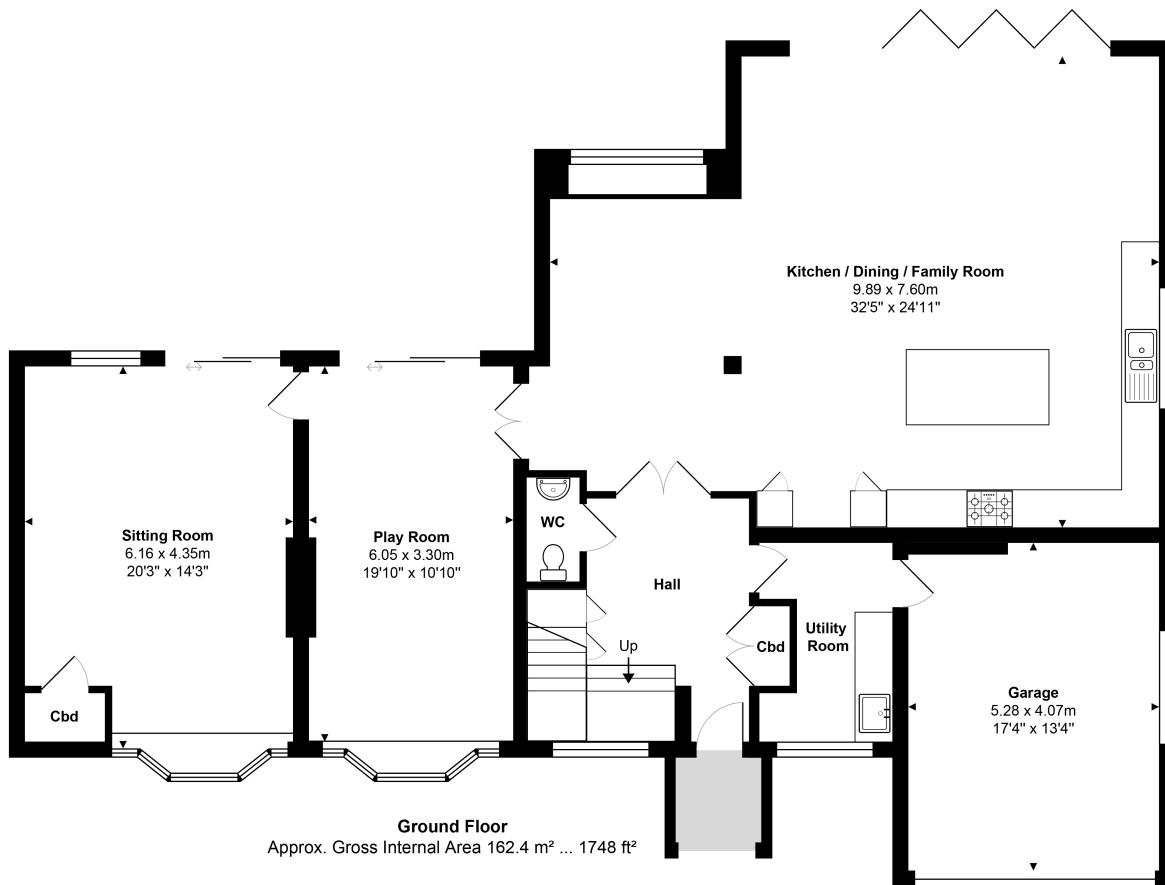
Conveniently situated on the south side of Guildford, less than one mile from both the town centre and mainline station and on the doorstep are The Chantries woods, offering the perfect opportunity for dog walking, giving residents the best of both worlds.





Guildford is the historic and vibrant county town of Surrey, offering first class entertainment and shopping, and is a gateway to some of the most stunning scenery in the South East of England. Offering excellent transport links, with the A3 linking to the M25 just six miles away and for those that commute by train, access to Waterloo in approximately 36 minutes on the fast train. There are a number of first class schools in the town, including Guildford High School for Girls, The Royal Grammar School, Tormead and Lanesborough Schools. The state sector is also very well catered for, with both George Abbot and The County School being well thought of.





Total Approx. Gross Internal Area 236.2 m² ... 2543 ft²
 All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



Chantryes & Pewleys

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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.