



9 Florida Road, Shalford GU4 8EZ





Property Description

- 4 bedrooms (one en suite)
- Stunning open plan kitchen/dining/family room
- Large home office in garden
- Short walk to Shalford village centre

An exceptional 4 bedroom semi-detached family sized house in a highly convenient no through road just a short walk from the station, village shops and infant school. Guildford is just 2 miles away and glorious open countryside is easily reached.

Approached via a private driveway, the ground floor accommodation comprises of a stunning open plan kitchen/dining/family room with doors opening onto and overlooking the charming good size garden. The high quality kitchen has a range of base and wall units and features a central island. From this room there is access to the charming living room and both rooms have feature fireplaces.

On the first floor there are 3 bedrooms and a large family bathroom, whilst on the second floor is the main bedroom which has an en suite shower room. There are lovely distant views from the main bedroom which also has attractive exposed brickwork to one wall.

The delightful private rear garden is mainly laid to lawn and features a generous terrace and numerous mature shrubs. There is a wonderful timber home office with power, which is ideal for individuals working from home. In addition, the garage has been split into two with the rear section being utilised as a utility area.

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.



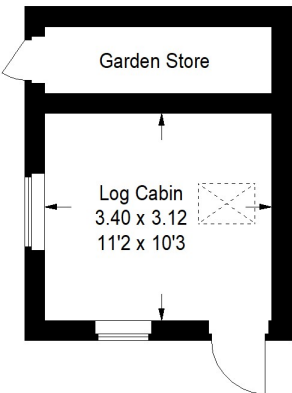


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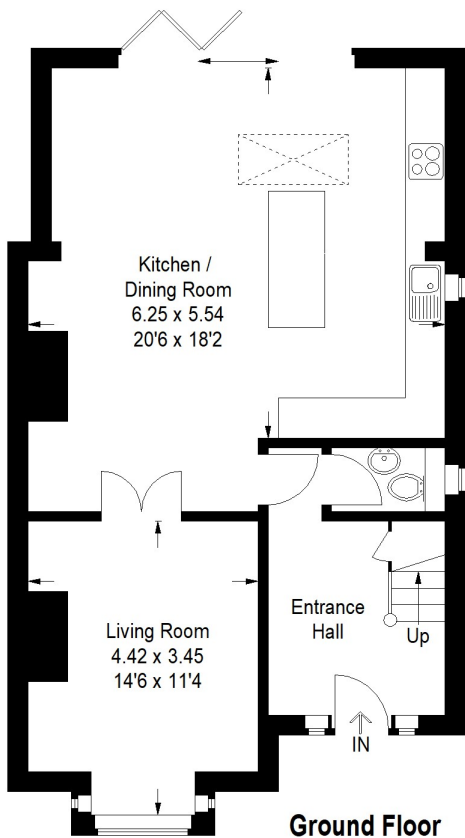
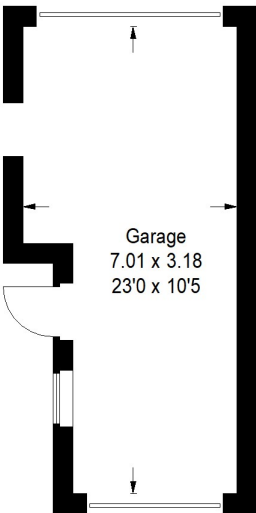
Approximate Gross Internal Area
(Including Garage /
Excluding Reduced Headroom /
Log Cabin / Garden Store)
152.9 sq m / 1646 sq ft



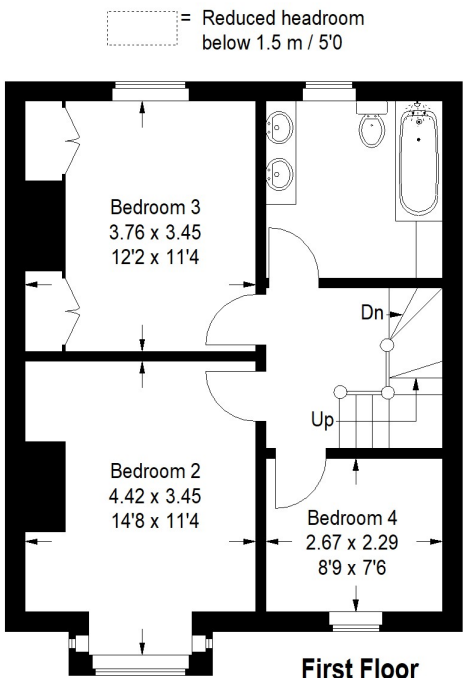
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used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



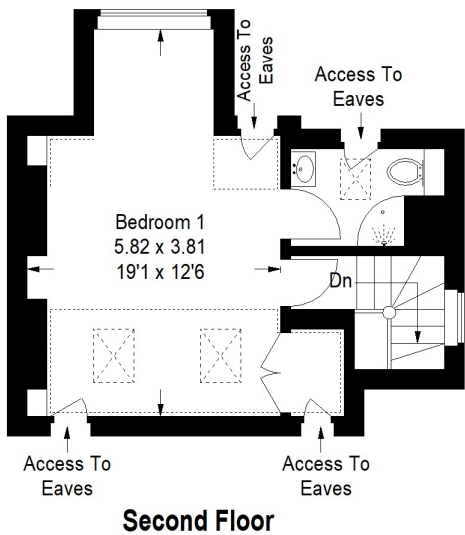
(Outbuildings not in position)



Ground Floor



First Floor



Second Floor



Chantries & Pewleys

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