



Brook Green, Horsham Road
Shalford, Guildford, GU4



Beyond your expectations

Semi detached family home in village green location.

Hamptons International

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www.hamptons.co.uk

Freehold | End Of Terrace | 3 Bedrooms | 1 Reception Room | 3 Bathrooms | Fitted kitchen with granite tops & integrated NEFF appliances and natural oak flooring | TV points to sitting room and all bedrooms | Solar Hot Water Heating | Gas Fired Central Heating

Asking Price £550,000 Freehold

Description

This high quality Town House was built in 2009 (existing NHBC guarantee) and offers contemporary living space in a charming village location. The ground floor is open plan with free flowing kitchen, dining and living room leading through to patio doors onto the garden. There is also a WC and storage cupboard on the ground floor. The first floor has two double bedrooms, one with built in wardrobes and ensuite bath and shower room and one with ensuite shower room. The top floor is dedicated to a large double bedroom with ensuite shower room. The top floor also benefits from generous eaves storage.

Outside

To the front of the property are 2 private parking spaces leading to the front door and side access for the property. To the rear of the property is a charming garden and patio area accessed with French doors from the house.

Location

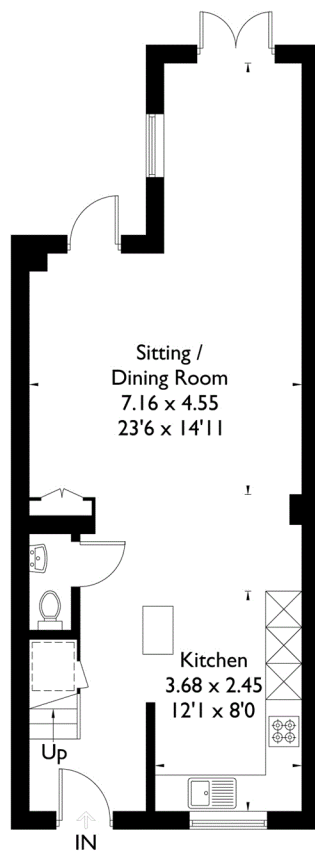
The property is located in a the highly sought-after village of Shalford which lies to the south of Guildford and has a large green with duck pond, a church, infant school and branch line station to Guildford. Guildford town centre, about 2.2 miles, has a wide range of shopping, social, educational and recreational amenities together with a main line station providing fast and frequent services to Waterloo in about 38 minutes. The A3 at Guildford gives access to central London, the south coast and via the M25 to Heathrow and Gatwick Airports.



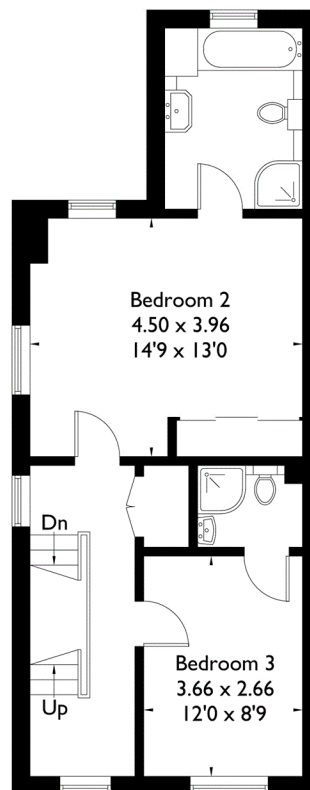
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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
Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft

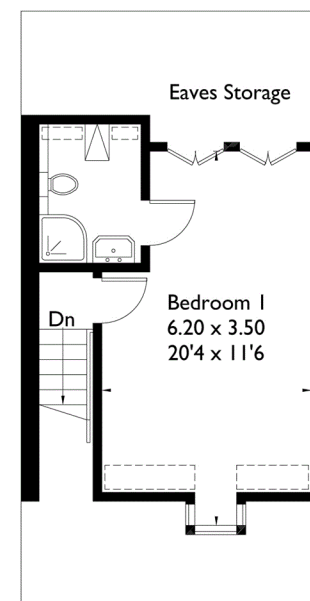


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 143773

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

