



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,200,000

28, Chinthurst Park

Shalford, GU4 8JH

In popular Shalford village, close to the lovely walks of Chinthurst Hill and within a short walk of the village shops - a beautifully modernised and extended four bedroom family home with a stunning kitchen and bathroom, all recently completed to a high standard

PROPERTY SUMMARY

28 Chinthurst Park is a much improved detached family home which has recently been the subject of extension and modernisation works, now providing a turn key opportunity. The kitchen has been extended and remodelled with brand new units and a fine large lantern over the central island, with seating area and double doors to the garden. There is also a new and practical utility room with door to the front garden and driveway. There are two reception rooms with woodblock flooring and a re-fitted cloakroom. The first floor comprises four bedrooms and a recently completed luxury bathroom with large shower and bath and WC and there is also a separate WC. Outside there is an attached single garage and a secluded rear garden. A viewing is highly recommended to fully appreciate the quality of the works so recently carried out.



4



1



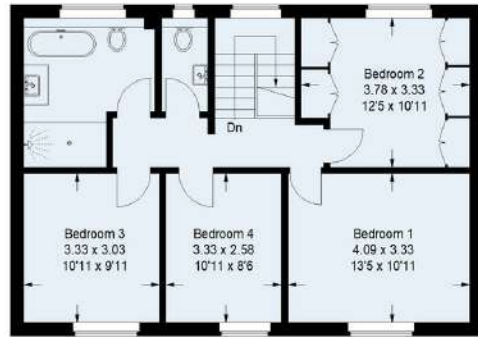
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Chinthurst Park, Shalford

Approximate Gross Internal Area
 Ground Floor = 97.2 sq m / 1047 sq ft
 First Floor = 68.8 sq m / 740 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 180.2 sq m / 1940 sq ft



First Floor



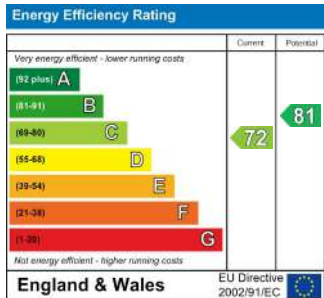
Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.



DIRECTIONS

From Guildford's one way system take the A281 Horsham Road to Shalford and turn left at the roundabout. Take the first turning on the right into Chinthurst Lane, which bisects the green, and continue up the lane passing the turnings to Ashcroft and Poplar Road and take the next turning right, after a large lay-by into Chinthurst Park, where 28 will be found on the right.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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