



HILL CLEMENTS



26 Chinthurst Park
Shalford, Guildford, GU4 8JH
Price Guide £875,000



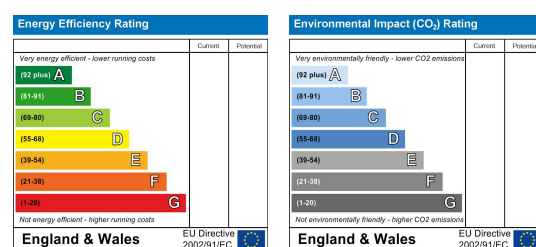
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hill Clements Office on 01483 300300 if you wish to arrange a viewing appointment for this property or require further information.

- 1222 sq ft
- Small en-suite shower room
- Entrance Hall
- Sitting room
- Double garage
- 3 Bedrooms
- Bathroom
- Cloakroom
- Dining room
- Secluded east backing garden

Tucked away a popular cul de sac, close to miles of countryside walks and within a short walk of the village – an unspoilt detached family house, in its original configuration, set within an attractive garden, providing space and scope for extension

Chinthurst Park is a popular cul de sac of detached houses and three bungalows, which is situated just to the south of the village green and opposite open fields in a semi-rural part of Shalford. The village retains a village atmosphere and community with its traditional cricket green, and shops which include a small supermarket, coffee shop, chemist, barbers, post office, wine merchant and two restaurants. There are also two pubs, a church and village infant school with adjoining pre-school. Guildford's historic High Street provides extensive shopping and numerous restaurants and bars, and the main line station has a frequent service to Waterloo in 38 minutes. Shalford's station links to Guildford and to Gatwick airport.

26 Chinthurst Park is a detached Georgian style family house which was built in 1968, and remains in its original layout, apart from the addition of a small en suite shower room. The accommodation is light and bright and now requires updating, and is also ripe for extension, as many of the neighbouring properties have been extended and modified over the years. There are three bedrooms (one with en suite), and a bathroom on the first floor and two reception rooms and a kitchen on the ground floor. Outside there is a double garage and plenty of space for a kitchen and rear extension. The garden is very attractive, mature and secluded, and extends to approximately 0.14 acres.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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