



18 The Street

Shalford Surrey GU4 8BT

Guide Price: £450,000 Freehold



- One Mile from Guildford Town Centre
- Easy Reach of Village Centre and Cricket Green
- Direct Access to Footpaths Leading to the nearby River Wey Towpaths
- Many Period Features - Grade II Listed
- Sitting Room with Inglenook Fireplace
- Small Office Area
- Kitchen & Dining Room
- Bathroom & En-Suite Toilet
- Two Good Sized Bedrooms
- Large South Facing Rear Garden



A delightful two bedroom Grade II listed period cottage with a great deal of charm and character occupying an enviable location in the Pretty Surrey Village of Shalford lying just over one from Guildford town centre and main line station (London Waterloo in under 40 minutes).







Guildford Main Line Station – 1.4 mile (Waterloo approx. 40 mins)

Shalford Railway Station - 0.5 Miles (Providing Access to Reading & Gatwick)

Shalford Village Centre/Cricket Green – 0.5 mile Godalming – 3.3 miles

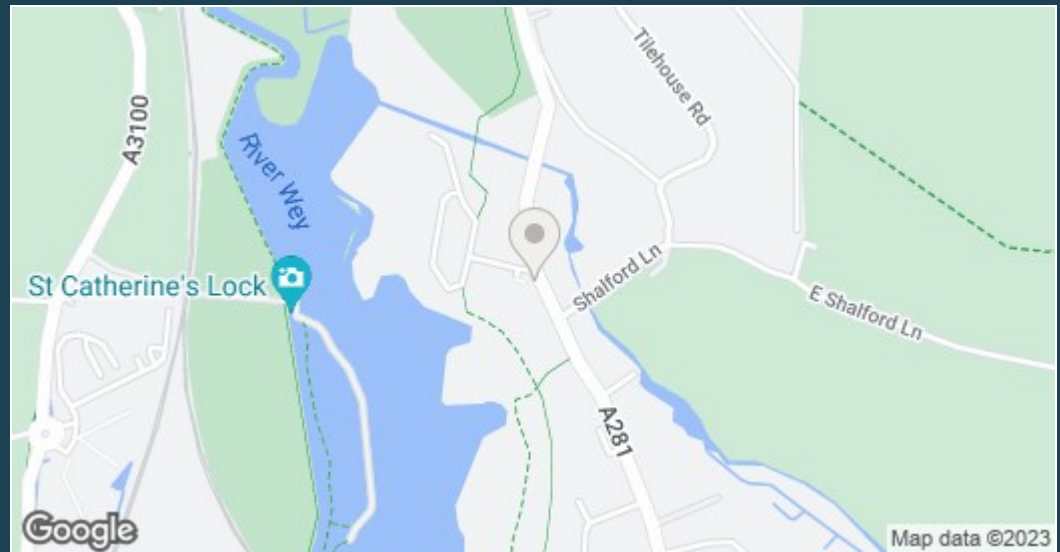
A3 – 2.4 miles M25 – 9.7 miles M3 – 14.7 miles

Energy Efficiency Rating - Not Required.

Council Tax Band D – Payable £2,240.18 (2023/24)



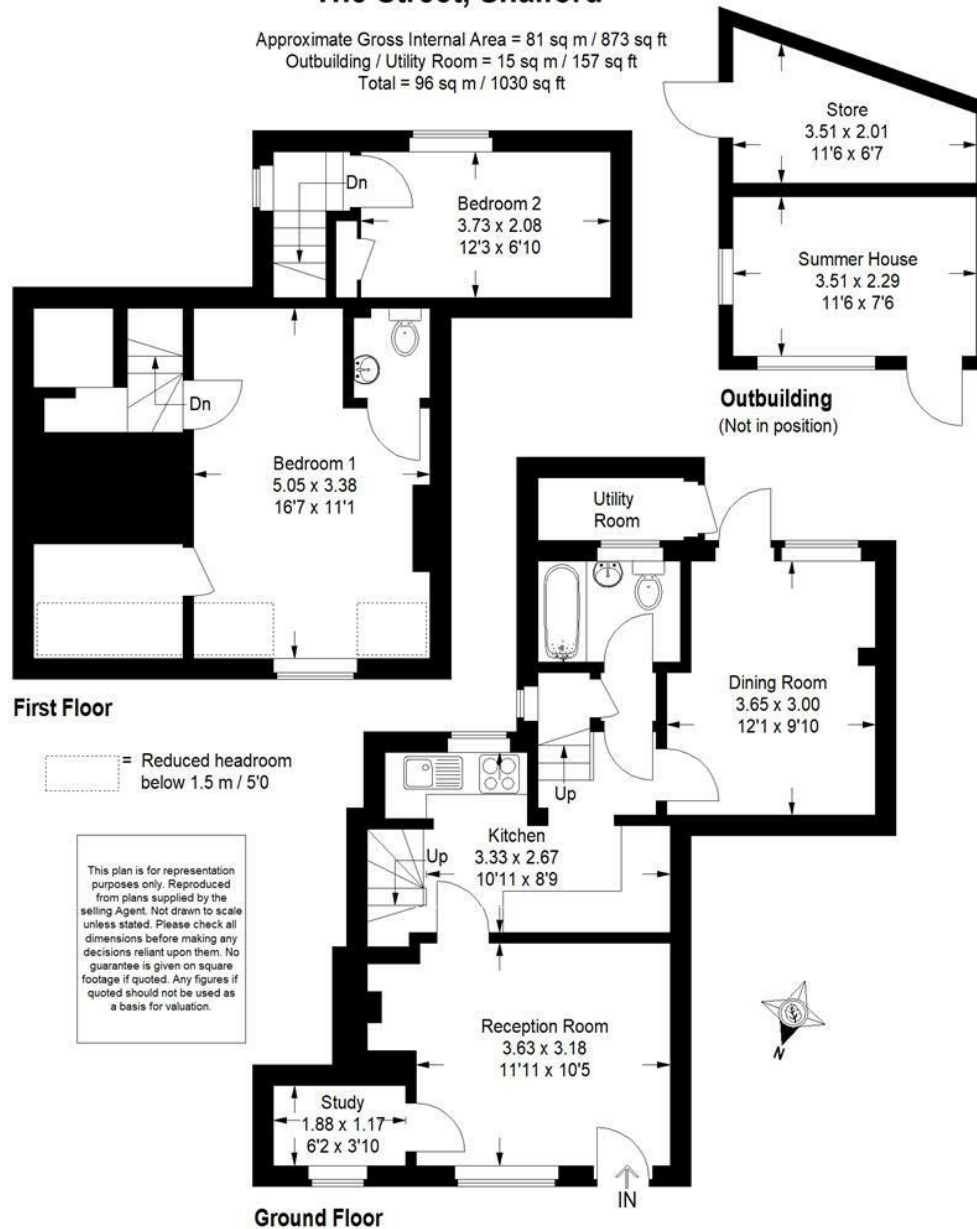
Leave Guildford town centre in a southerly direction on the A281, after approximately 1 mile pass over a small hump back bridge and then take the next turning on your right just after the church and 18 The Street will then be seen immediately on your left hand side.



The Street, Shalford

ZOOPLA

Approximate Gross Internal Area = 81 sq m / 873 sq ft
Outbuilding / Utility Room = 15 sq m / 157 sq ft
Total = 96 sq m / 1030 sq ft



Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.