CURCHODS







# Flat 1, Burnham, 35 Poplar Road

Shalford, Guildford, Surrey, GU4 8DH

**2 Bedrooms | 1 Bathroom | 1 Reception Room**

## Guide Price £400,000

Leasehold



Dating back to 1910, this charming ground floor conversion apartment is tucked away on a peaceful unadopted road in the highly sought-after village of Shalford. Beautifully presented throughout, the property offers light-filled, spacious accommodation, including an impressive sitting room, a stylish contemporary kitchen with a breakfast bar and elegant sash windows and an exceptionally generous principal bedroom featuring a striking fireplace. A well-proportioned second bedroom and a modern family bathroom, complete with both a bath and separate shower complete the accommodation. Outside, the attractive communal gardens, bordered by mature trees and established hedging, create a delightful setting.





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**EPC D | Council Tax Band C**

Charges (if applicable):

Current service charge of £1200 pa, next review date 01.01.2027

# Key Features

- Charming conversion apartment offering light-filled accommodation throughout
- Stylish kitchen with breakfast bar
- Generous sitting room with dedicated work-from-home space
- Contemporary bathroom with both bath and separate shower
- Spacious principal bedroom with feature fireplace
- Well-proportioned second bedroom
- Off street parking for one vehicle
- Lease commencement date: 01/01/1981 | Years remaining: 143

# Location

Shalford is a highly sought-after Surrey village offering an excellent range of local amenities, including the highly regarded Shalford Infant School, village shop, post office, two cafés, a chemist and a florist. The village is surrounded by beautiful countryside, with an abundance of scenic walking routes, including the nearby Surrey Hills Area of Outstanding Natural Beauty. Shalford railway station is within walking distance, providing direct services to Reading (via Guildford) and Gatwick Airport, while regular bus services offer convenient access to Guildford. Just a short distance away, the historic county town of Guildford provides an extensive range of shopping, recreational and leisure facilities. Its charming cobbled High Street is home to an excellent selection of shops, cafés and restaurants, alongside G Live, the Yvonne Arnaud Theatre, a cinema complex and Guildford Castle. Guildford benefits from two railway stations, with the mainline station offering fast services to London Waterloo in 32 minutes. The nearby A3 provides excellent road links to London, the M25 and the South Coast.

# Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from mobile phone signal.



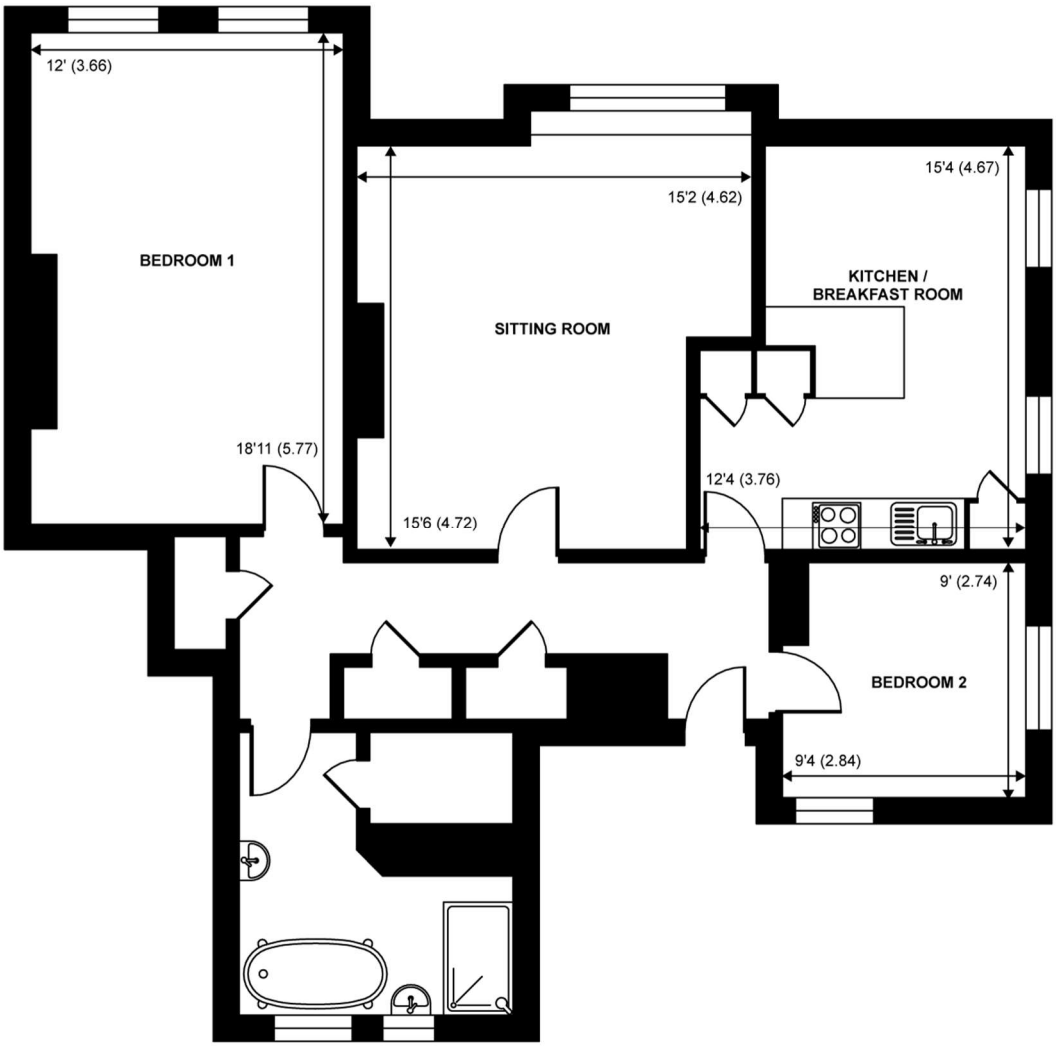




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Approximate Area = 1002 sq ft / 93 sq m

For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1482842


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