CURCHODS







47 Kings Road

Shalford, Surrey, GU4 8JX

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

Offers in excess of £500,000

Freehold



This stunning property has been beautifully and pristinely presented throughout, enjoying a superb position on the edge of Shalford Common. The charming exterior is framed by established wisteria, creating a wonderfully welcoming first impression. Internally, the property offers a perfect blend of character and contemporary style. The welcoming, colour-drenched sitting room features a charming fireplace, which flows seamlessly through to the generous farmhouse-style kitchen/diner. A contemporary ground-floor bathroom completes the accommodation on this level. Upstairs, the accommodation continues to impress with two well-proportioned double bedrooms. Externally, the beautifully maintained garden is every bit as impressive, featuring a newly laid Egyptian sandstone patio surrounded by mature planting and established trees. A versatile garden home office provides an excellent additional space, ideal for working from home. Situated just a short walk from Shalford's excellent local amenities and railway station.





EPC E | Council Tax Band D

Charges (if applicable):

Key Features

- Stunningly presented throughout with a beautiful blend of character and contemporary style
- Superb position on the edge of Shalford Common, surrounded by picturesque countryside
- Beautiful colour-drenched sitting room with fireplace
- Generous farmhouse-style kitchen/diner
- Ground floor contemporary bathroom
- Two spacious double bedrooms
- Exceptional garden with newly laid Egyptian sandstone patio and versatile garden home office
- Plenty of street parking available

Location

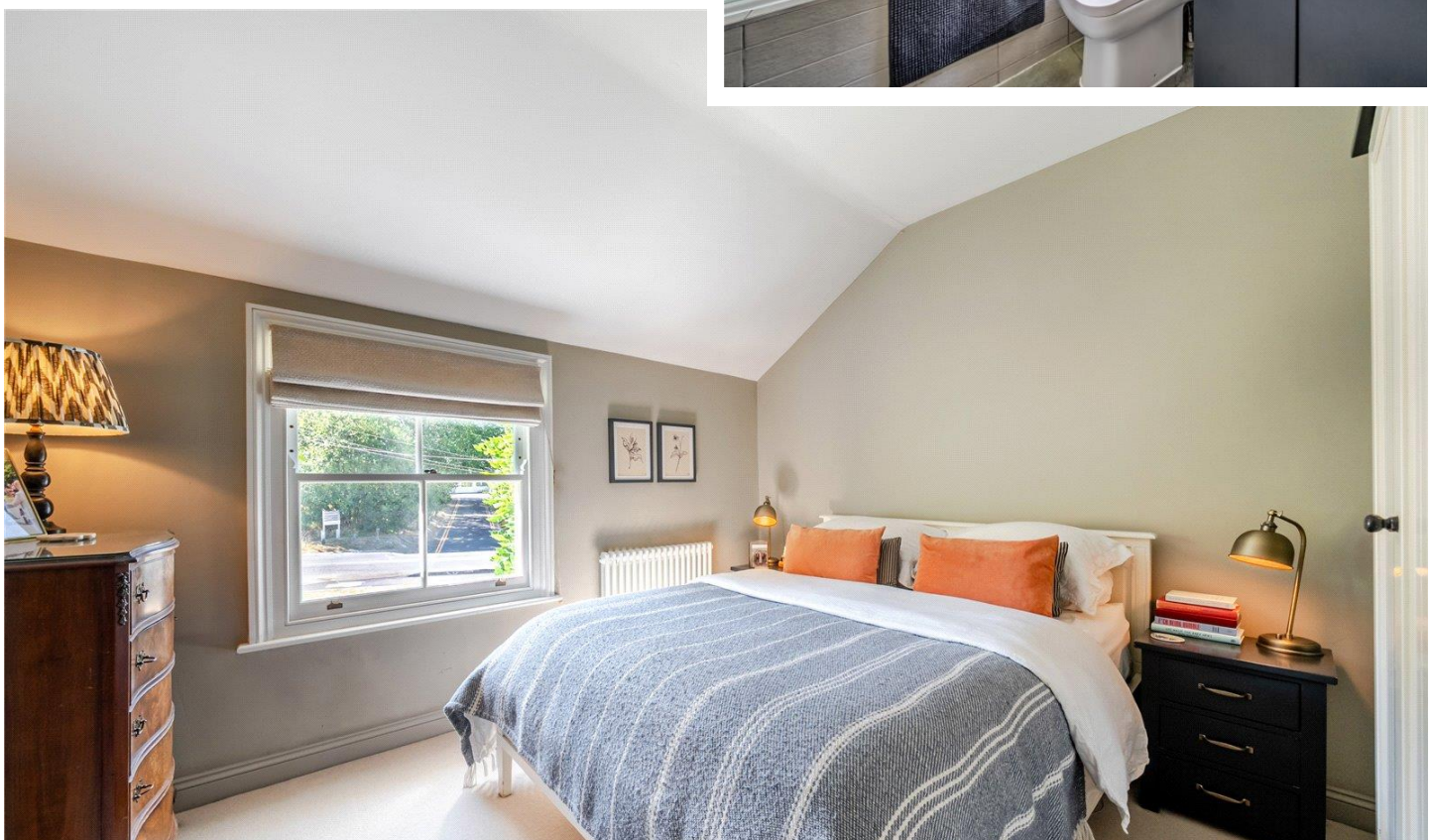
Shalford has excellent facilities including the highly regarded Shalford Infant School, village shop, post office, two coffee shops, chemist and a florist. Shalford station is within walking distance providing direct services to Reading (via Guildford) and Gatwick Airport, and there are regular bus routes into Guildford. Guildford provides an extensive range of shopping, recreational and leisure facilities in the town and close to its High Street are numerous restaurants, G-Live, the Yvonne Arnaud Theatre, cinema complex, Norman castle and a variety of other attractions. There are two train stations and the mainline station has regular services to London Waterloo in approximately 35 minutes. The A3 is easily reached for rapid links to the south coast, London and the M25.

Additional Information

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

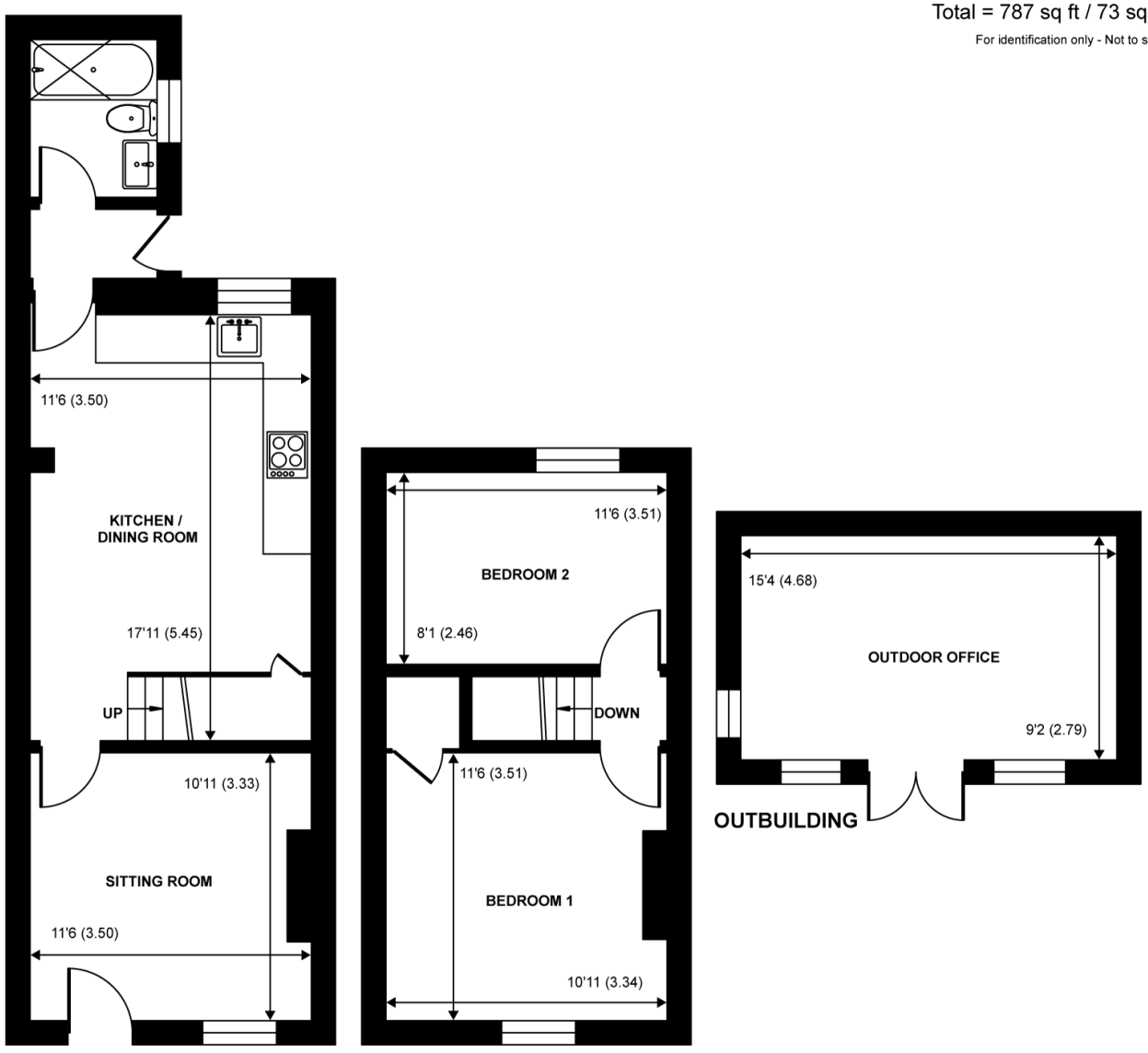






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Approximate Area = 646 sq ft / 60 sq m
Outbuilding = 141 sq ft / 13 sq m
Total = 787 sq ft / 73 sq m
For identification only - Not to scale



GROUND FLOOR FIRST 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: 1502772

01483 458800 | guildford@curchods.com
The Clock House, 2 London Road, Guildford, Surrey, GU1 2AF

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Reference: CGD260296

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