CURCHODS







50 Meadowlands

West Clandon, Guildford, Surrey, GU4 7TA

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Asking Price £699,000

Freehold



Beautifully presented throughout, this attractive three-bedroom family home offers spacious and versatile accommodation in a popular residential road. The property is ideally suited to modern family living, featuring a contemporary open-plan kitchen and dining area with full bi-folding doors leading onto the garden, creating a bright and sociable space for both everyday life and entertaining.

The home benefits from two well-appointed bathrooms, providing excellent convenience for a growing family. Outside, the property boasts a sunny, westerly-facing garden, perfect for relaxing, entertaining guests, or enjoying the afternoon and evening sunshine.

Further benefits include a private driveway providing parking for multiple vehicles, a highly sought-after feature. Ideally located, the property is within walking distance of Clandon Station, offering convenient transport links for commuters.

Combining stylish interiors, generous living accommodation, ample parking and an enviable location, this wonderful family home is sure to appeal to a wide range of buyers and should be viewed to be fully appreciated.

EPC C| Council Tax Band E





Key Features

- Beautifully presented 3 bedroom family home
- Modern open plan kitchen diner
- 2 bathrooms
- Popular Residential Road
- Walking Distance to Clandon Station
- Driveway parking for multiple vehicles
- Sunny Westerly facing garden

Location

Tucked away on a peaceful estate, within this picturesque and historic Surrey village, the property is situated half a mile away from Clandon station which offers a direct train service to London Waterloo. There are two excellent pubs within walking distance and a friendly village school for infant and primary age children with more schooling options in nearby Guildford. The property is catchment area for George Abbott & St Peters, with a school bus picking up opposite the station. The A3 is within easy reach, linking major routes into and around London, including the major airports. For shopping, eating and more social activities, Guildford town centre is a 10 minute car ride or a quick hop on the train.

Additional Information

Our client has advised that the property has mains drainage, gas, water and electricity.
NB - The outside grass lawn areas have been digitally enhanced.



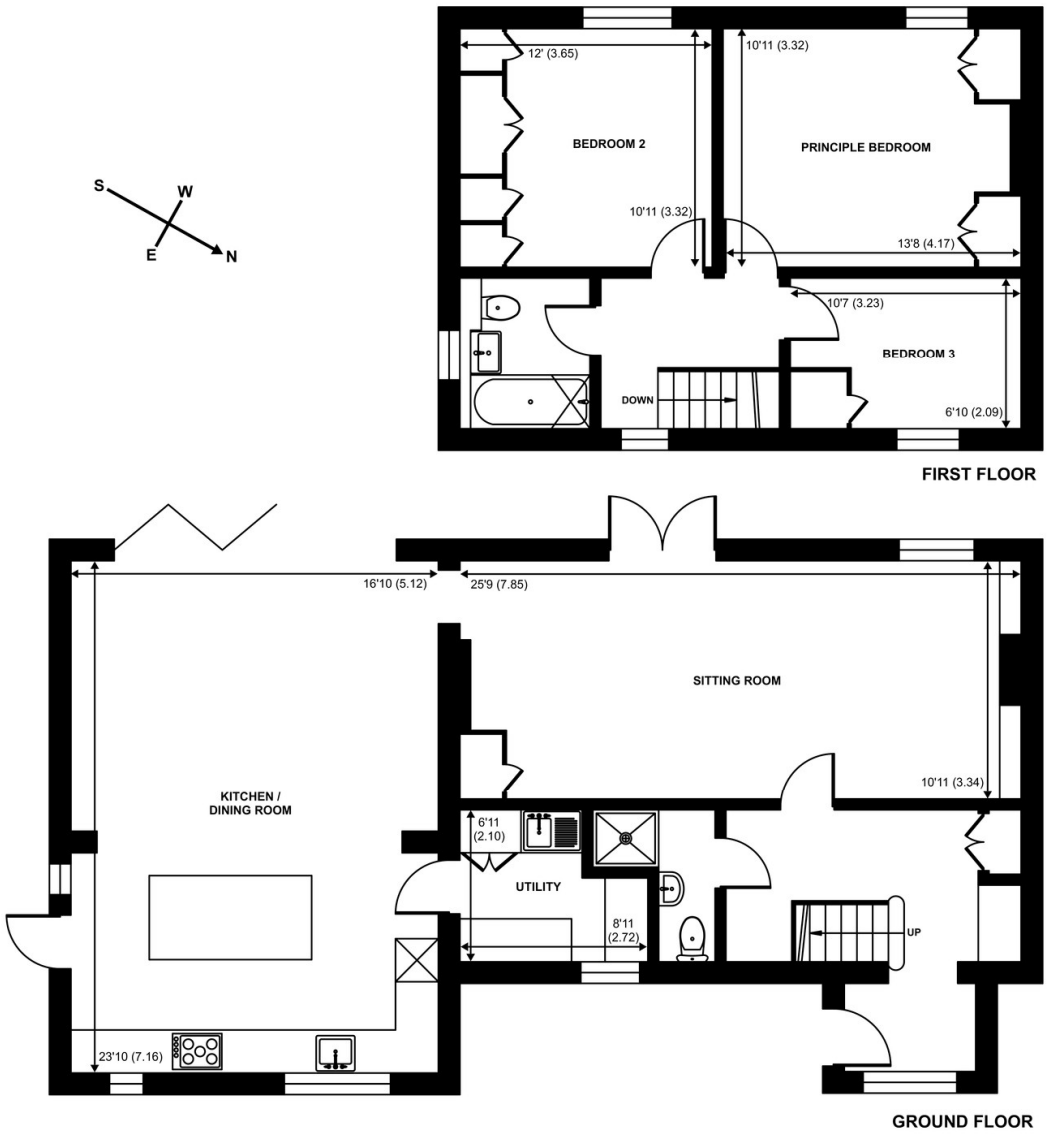




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Approximate Area = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



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: 1510705

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Reference: CEH240025

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