



HILL CLEMENTS
SALES AND LETTINGS

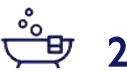
£595,000

5, Alder Grove
Chilworth, GU4 8FA

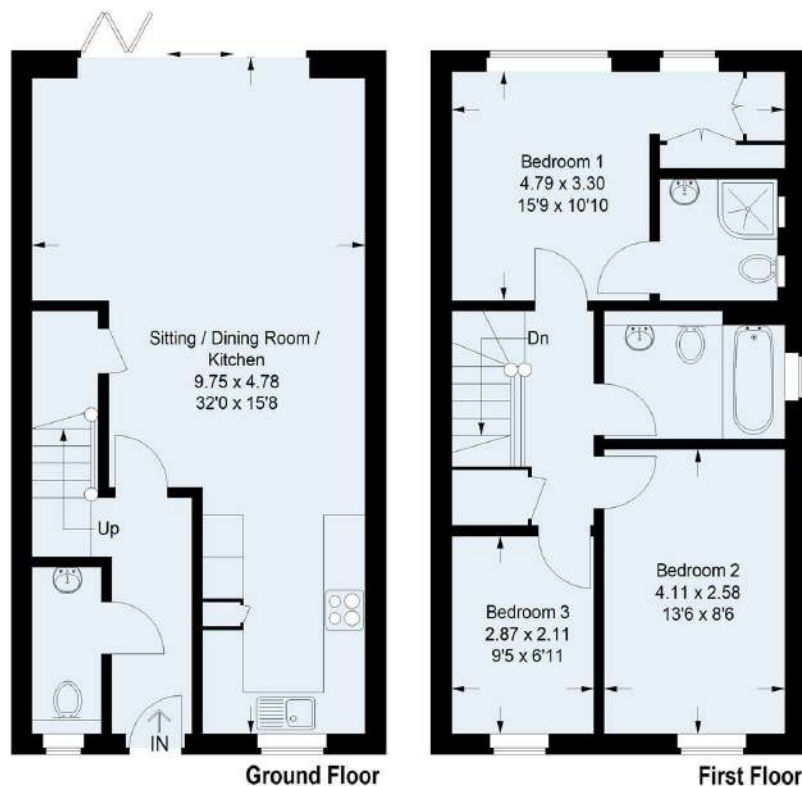
Tucked away in a cul de sac in a popular village location just south of Guildford - an attractive end of terrace house with three bedrooms and an en suite shower room and parking for two cars

PROPERTY SUMMARY

Tucked away in a cul de sac in a popular village just south of Guildford, this modern end of terrace house was built in 2018 and provides practical accommodation including three bedrooms on the first floor, one of which has an en suite shower room. There is also a family bathroom. On the ground floor there is an entrance hall with cloakroom and a sitting room/dining room, which is open to the well fitted kitchen. There are bi-fold doors to the garden where there is a patio and lawn and a side gate access. At the front there is off street parking for two cars.







Alder Grove

Approximate Gross Internal Area
Ground Floor = 46.6 sq m / 502 sq ft
First Floor = 45.8 sq m / 493 sq ft
Total = 92.4 sq m / 995 sq ft

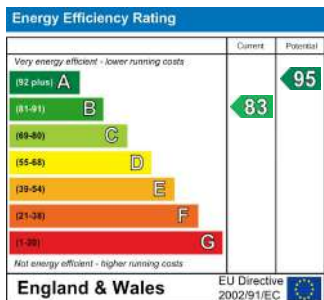


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



DIRECTIONS

From Guildford take the A281 to Shalford and turn left at the mini roundabout into Kings Road. Carry on past the village pond and village hall towards Wonerish and take the first major turning on the left into New Road. Carry on in to Chilworth, passing Tillingbourne Junior School on the right and Chantry Road and Victoria Mews on the left and take the next left into Alder Grove. Bear right and 5 will be found on the left.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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