



Tilford

Guide Price £595,000 (Freehold)

A completely refurbished terraced property set over 3 floors with 4 bedrooms, 2 bath/shower rooms and fabulous kitchen/dining room, located in the sought after village of Tilford. EPC



A completely refurbished terraced property with excellent sized accommodation which is far larger than its outward appearance may suggest. The sitting room has a fireplace with log burner and there are double doors leading out to the south facing garden. The stunning kitchen/dining room offers a great space for the family, great for entertaining, and also has doors out to the garden. There is a stylish cloakroom and a useful utility room. On the first floor there are three good-sized bedrooms and a large contemporary family shower room. On the first floor the master or guest bedroom is complemented by a luxury bathroom. Outside, there is ample parking and a good-sized south facing rear garden.

Entrance Porch. Entrance Hall with engineered oak flooring, understairs storage cupboard. Cloakroom with low level w.c. and pedestal wash basin. Sitting Room with fireplace fitted with a log burner, double doors to the rear garden. Kitchen/Dining/Family Area - the kitchen has high-gloss units and ample working surfaces. Integrated appliances include 2 single ovens, 5-ring gas hob with extractor over, dishwasher and fridge/freezer, and there are double doors in the dining area leading out to the garden. Utility Room with tiled floor, sink unit, boiler cupboard and space with plumbing for washing machine and tumble dryer.

Stairs to First Floor. Large Landing with understairs storage

cupboard. Bedroom 2 - A double room overlooking the rear garden. Bedroom 3 - A further double room with fireplace. Bedroom 4 - Another double room. Stylish Shower Room with shower cubicle, wash basin with storage below, low level w.c. and heated towel rail.

Stairs to Second Floor

Bedroom 1 with skylights and storage cupboards. Bathroom with panelled bath, wash basin with storage below, w.c., tiled floor and heated towel rail.

- Completely furnished terraced property
- 4 Bedrooms, 2 Bath/shower rooms
- Sitting Room with doors out to the south facing garden
- Fabulous kitchen/dining/family room
- Ample parking
- Sought after village location

Floorplan

Approximate Gross Internal Area
141 Sq M/1524 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

The property is situated in the sought after village of Tilford with its renowned village green, public house and oak tree which is reputed to be over 800 years old! In addition the village shop provides for day-to-day needs, and is an infant and junior school. The river Wey runs through the village with a restored 13th century bridge crossing over. The village is approximately 3.5 miles from Farnham which offers a large selection of shops, bars, bistros and restaurants together with sporting and recreational facilities. The main line station provides services to Waterloo in under the hour and the whole area is surrounded by many miles of open countryside.



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