Wills & Smerdon

60 Meadowlands
West Clandon, Surrey GU4 7TB
Guide Price £479,000 Freehold

PROPERTY DESCRIPTION

Located within this popular village a short walk of Clandon Railway Station is this charming semi detached family home. The property is located on a corner plot with an adjoining garage which could be easily converted subject to the usual consents to provide extra accommodation. Currently the property comprises of a sitting room and open plan kitchen/diner. From the kitchen there is a useful link which provides access to a cloakroom, garage and into the rear gardens. Upstairs there are three good sized bedrooms. Outside there is a generous sized front garden with areas of lawn and access to the drive via large wooden gates. The rear garden is predominantly laid to lawn and enclosed with hedging and fencing.

PROPERTY FEATURES

- Peaceful, Cosy & Private
- Scope to Enlarge
- Kitchen/Diner
- 3 Bedrooms
- Village Location
- Corner Plot
- Sitting Room
- Driveway Parking
- Cloakroom
- Southerly Aspect

Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ
T| 01483 224 343 **E**| ripley@willsandsmerdon.co.uk **W**| willsandsmerdon.co.uk

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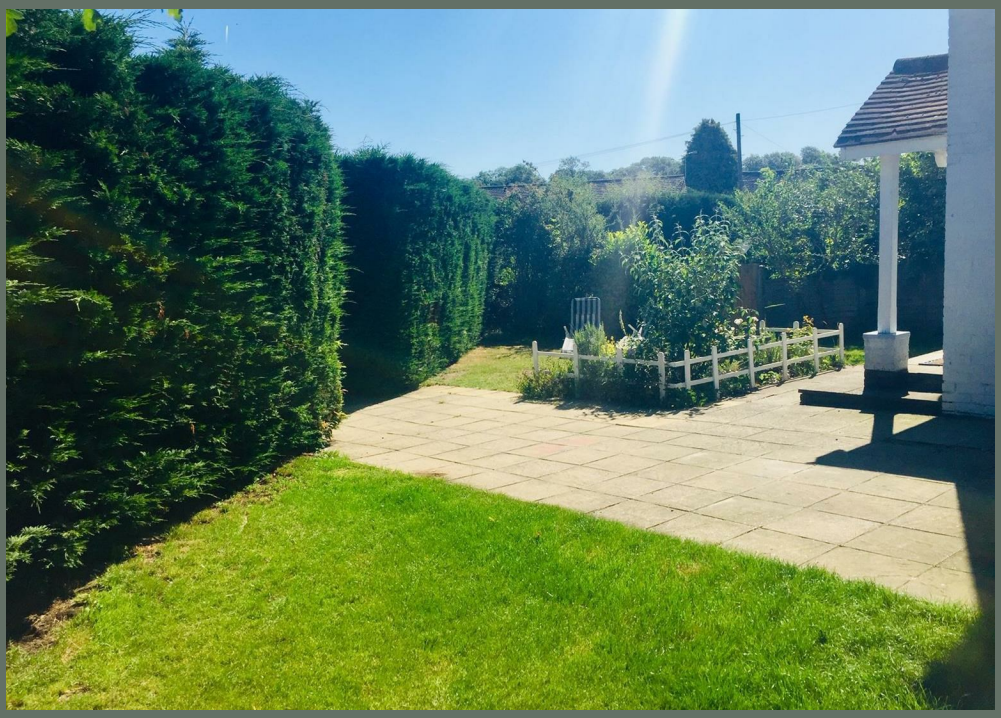

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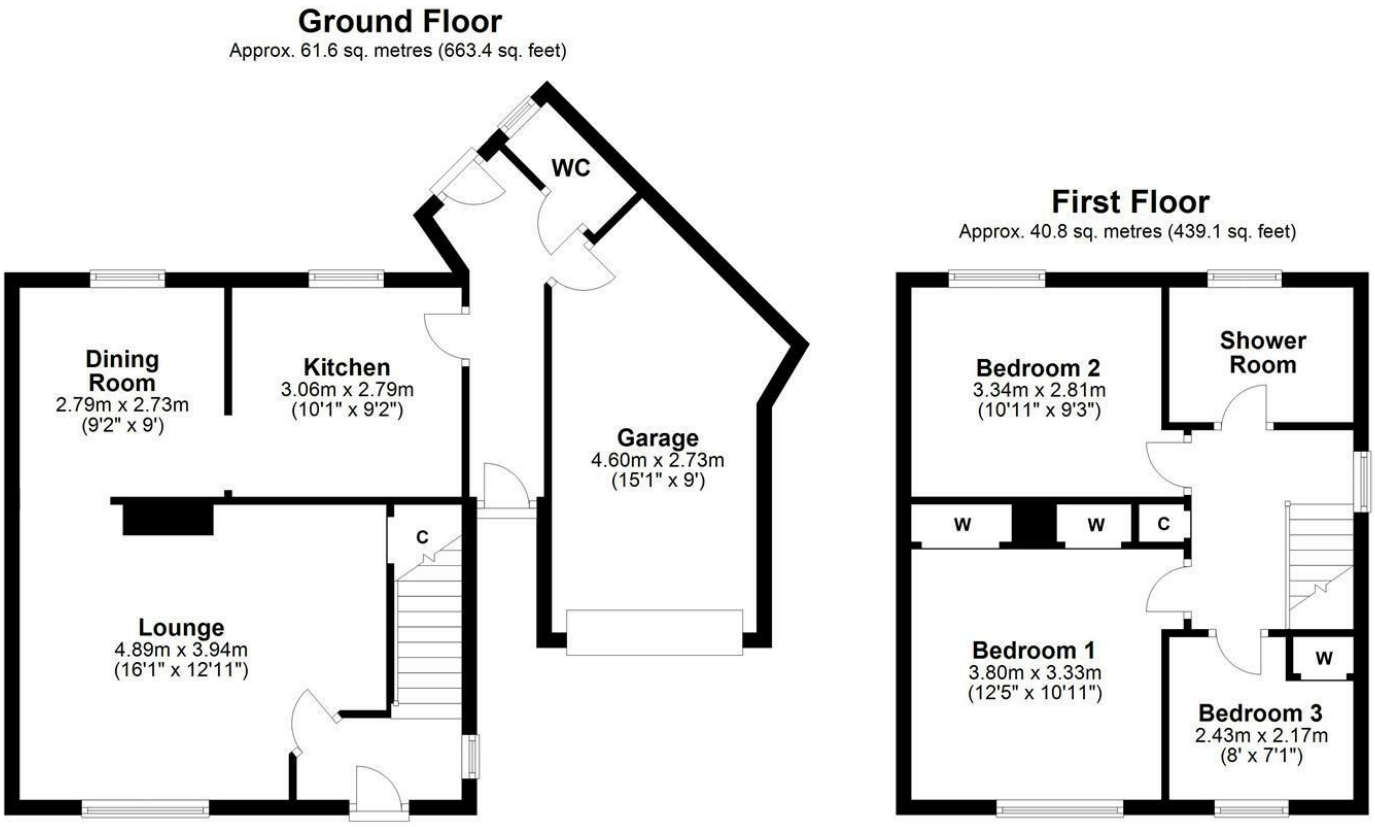

House area: approx. 88.0 sq. metres (947.2 sq. feet)
Garage area: approx. 14.4 sq. metres (155.0 sq. feet)
Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

This plan is for layout guidance only. Measurements are for general guidance only and must not be relied upon. Please note the Total Area stated on the Energy Performance Certificate (EPC) may exclude some of the non habitable & external areas within this property and hence may differ from the Total Area figure stated on the floor plan.

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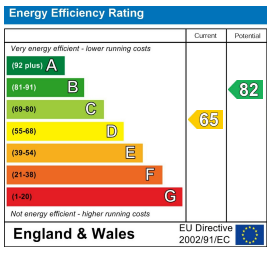
LOCAL AREA

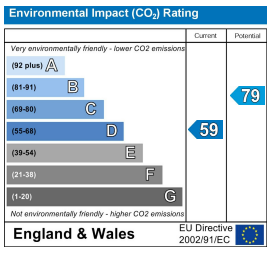
West Clandon is a very attractive and popular village with many fine houses lining the village street and surrounded by miles of protected farmland and National Trust land. There are two good public houses within the village, a fine church and a nearby golf course. Clandon train station is within a half mile level walk and provides a great commuter service to Waterloo in as little as 48 minutes.

Woking and Guildford stations provide good alternatives with fast commuter services in 25 and 38 minutes respectively. The A3 is only three miles away at Ripley with easy access to the M25 and both airports. Guildford town centre is 4.5 miles with it's historic cobbled High Street and excellent shops, restaurants and amenities

EPC RATING

65





WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Important note to applicants: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

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