



**29a Westonfields, Albury, Surrey GU5 9AR**

**Price £375,000 Leasehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

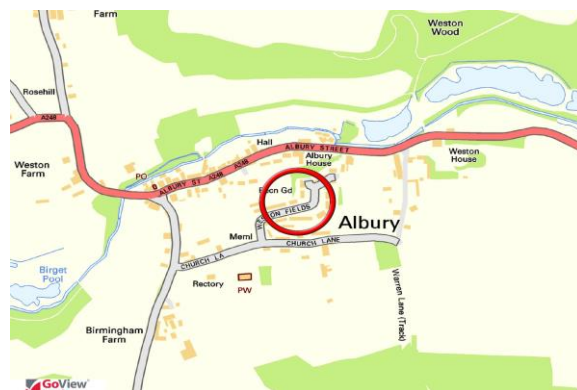
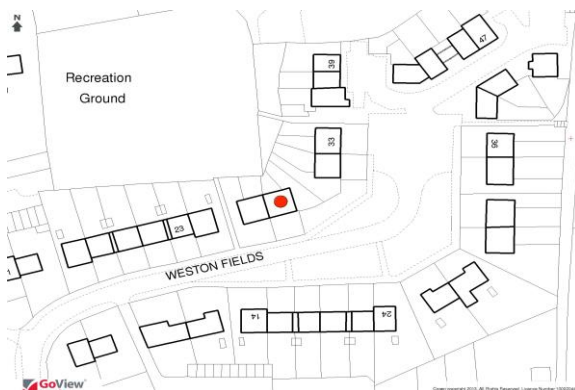
An exceptionally spacious and superbly presented 2 double bedroom first floor maisonette with its own private garden offering accommodation comprising extensive entrance hall with storage & space for desk, a large reception room with sitting and dining areas, a recently refitted kitchen with an extensive range of units with marble effect worktops, a large double bedroom with built in wardrobe, a dual aspect 2nd double bedroom/large study & a very well fitted bathroom with bath and wall mounted shower. Outside the property benefits from a good size secure private garden to the side and rear with storage shed, & there is road side parking readily available immediately to the front of the property. A pathway 2 mins from the property also provides access to a public playing field with swings etc. Quiet cul de sac location, within walking distance of Albury village. Must be seen !

## Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. Then take the first left onto the A248 towards Albury & Godalming. Proceed through Albury village, past the Drummond Arms on your right turning left opposite the Post Office into Church Lane. Continue to the top of the road, bearing left with the road, turning left just after the church on your right into Weston Fields. Follow the road round to the right, where you will find number 29a at the end of the main terrace on your left.

## Situation :

Situated within a quiet cul de sac with views, within a short walk of Albury village which has a Post Office/Village store, Pub & Church. Weston Fields benefits from a recreation ground with swings as well as direct access to the local woodland with public footpaths, & provides easy access to nearby bus routes, the A25 & Guildford. There are also 3 schools within a 5 minute drive and this property is within the catchment area of the sought after George Abbot secondary school.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax: Guildford Borough Council - Band C £1998.56 per annum (2023-24)**

**Lease - 125 years from Sept 1997, so circa 99 years remaining**

**Ground Rent £10 per annum**

**Service Charge £35 pcm for 10 months (so £350 per annum) includes buildings insurance, external repairs & maintenance**

**All Mains Services**

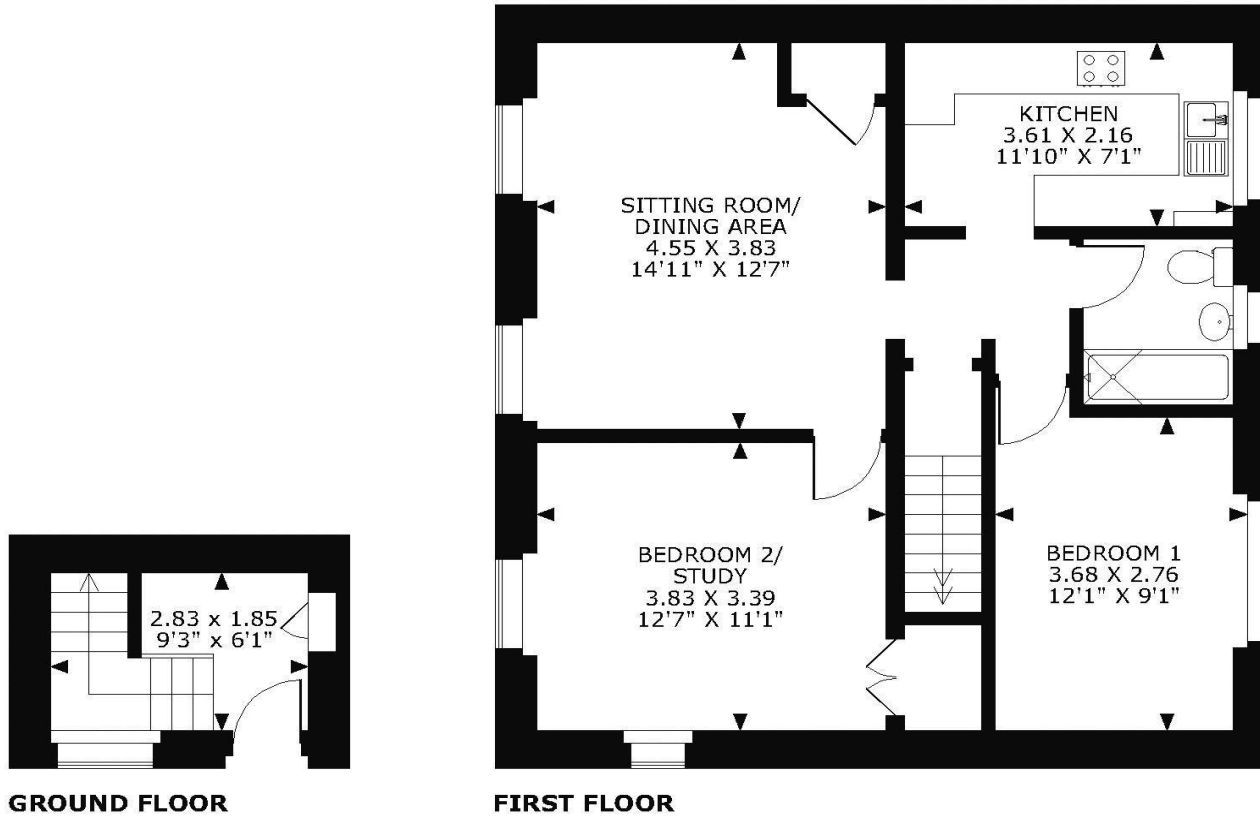
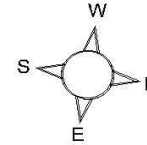
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

# 29a Westonfields, Albury, Surrey GU5 9AR

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 59 SQ FT/5 SQ M**  
**FIRST FLOOR = 670 SQ FT/62 SQ M**  
**TOTAL = 729 SQ FT/67 SQ M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## **Terra Cotta (Estate Agents) Ltd**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150 – Registered No: 03516147

## **Opening Hours**

Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm