



16 Westonfields, Albury, Surrey GU5 9AR

Price £430,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A well presented 3 bedroom house situated in a quiet yet central location in the sought after village of Albury. Ground floor accommodation comprises an entrance hall with storage, a large dual aspect reception room with sitting & dining areas, feature log burn & double doors leading out to the rear garden, a good size kitchen with door to side passage & garden, & bathroom with bath & wall mounted shower & a separate wc. Upstairs offers a large dual aspect double bedroom with fitted wardrobes, a 2nd double bedroom & a single bedroom. Outside, the very private front garden is mainly laid to lawn with mature trees & shrubs. The gated side passage then leads to the rear garden, which boasts an extensive patio area, this is then also mainly laid to lawn with mature trees & shrubs. There is readily available road side parking to the front. 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. The road also 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.

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 16 part way down on your right.

Situation :

Albury village has a Post Office/shop, another new, well-stocked village grocery shop, pub with restaurant & church & offers easy access to local woodland, public footpaths, 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 Tillingbourne primary school & George Abbot secondary School. There is also a trout lake within a short walk of the property (membership available) as well as a Village Hall & picnic area (adjacent to the Tillingbourne stream).



Council Tax: Guildford Borough Council - Band D - £2,248.39 (2023/24) per annum

All Mains Services

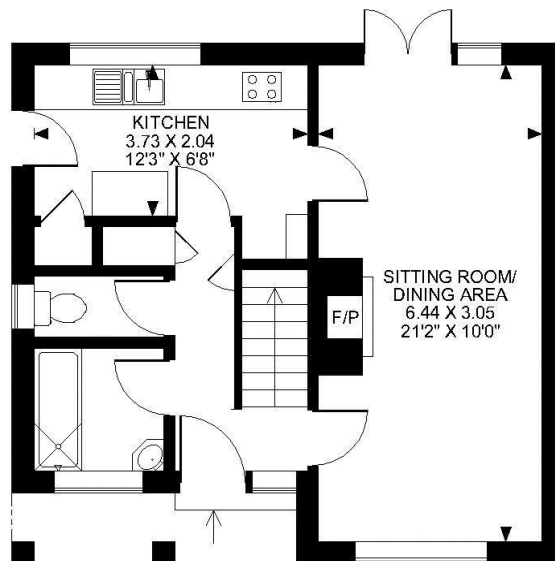
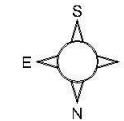
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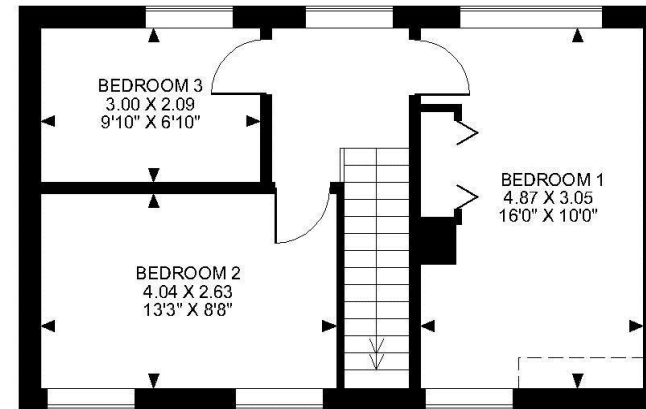
Please call 01483 205150 to arrange a viewing

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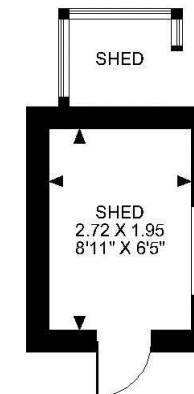
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 441 SQ FT/41 SQ M
FIRST FLOOR = 404 SQ FT/38 SQ M
TOTAL = 845 SQ FT/79 SQ M



GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Denotes restricted head height

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Terra Cotta (Estate Agents) Ltd

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