Wills & Smerdon
Sales • Lettings • Management
1933



27 Meadowlands

West Clandon, Surrey GU4 7SZ



An exceptionally well presented 3 bedroom mid terrace family home with double aspect Sitting Room, fully fitted Kitchen/Dining Room and guest WC, set in a convenient cul de sac location close to West Clandon Station, with off-street parking and private enclosed rear garden.









27 Meadowlands

West Clandon, Surrey

Wills & Smerdon are delighted to bring to the market this superbly presented terraced 3 bedroom property in the heart of West Clandon, built approx 70 years ago and updated to provide a contemporary feel.

Once across the threshold, the entrance hallway has a useful coat/shoe cupboard, Guest WC and access to all the main day spaces of the house.

The sitting room benefits from a dual aspect, with a picture window overlooking the front garden and opening French doors leading on to the rear garden.

The galley kitchen is well fitted with a range of wall and floor units, including built in electric oven, hob, extractor, microwave and integrated dishwasher with space and plumbing for washing machine. The dining area has double opening doors onto the rear gardens, and enjoys a marvellous feeling of light and space, having large windows flooding the room with light.

To the first floor, there are two double bedrooms, one with large storage wardrobes and a single bedroom/home office with built-in storage, which overlooks the front.

The bedroom accommodation is serviced by a family bathroom with shower over bath, cantilever wash basin and WC.

On the first floor landing there is a useful utility cupboard which currently houses a tumble dryer, but which could in our opinion easily be converted to a full laundry area with stacked washing machine and dryer.

The property benefits from double glazing throughout, gas central heating and hot water via a combination boiler and air conditioning units to both the sitting room and main bedroom.

Outside, there is side gate access to the enclosed rear gardens, which has Astroturf for ease of maintenance, a large paved seating area and a useful brick built outbuilding providing space for garden implements/bike storage etc as required.

NB the walkway between No. 27 and No. 26 (next door) is a Flying Freehold over the accessway.
Tenure: Freehold. Guildford Borough Council Band E

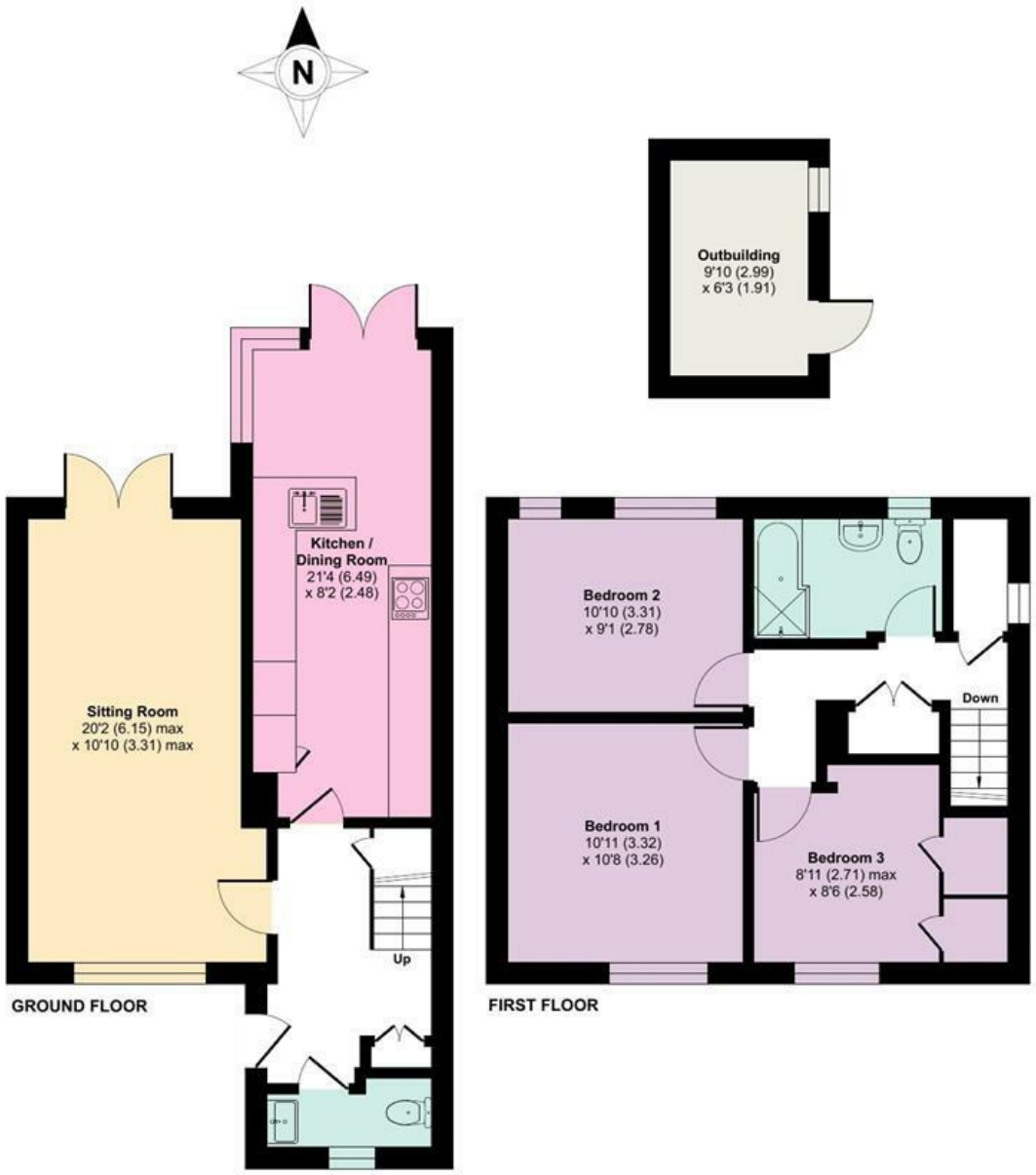








Approximate Area = 955 sq ft / 88.7 sq m
Outbuilding = 61 sq ft / 5.6 sq m
Total = 1016 sq ft / 94.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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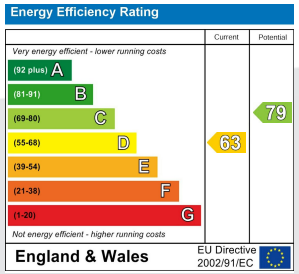





DIRECTIONS

From our office in East Horsley, take the B2039 for just over 1 mile to the junction with the A246 Guildford Road, Turn right, and follow the road for approx 2.5 miles to the Clandon Crossroad traffic lights, turning right into The Street. Follow The Street for approx 1 mile, where the right hand turning into Meadowlands will be found immediately prior to the pedestrian cross & The Onslow Arms Public House. No. 27 will be found on the left at the end of the cul-de-sac. What3words:///hers.medium.solo

Tenure: Freehold. Guildford Borough Council Band E



Our Social Media

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