



Godalming

Guide Price £645,000 (Freehold)

This detached 4 bedroom property offers excellent family accommodation, together with an enclosed rear garden, garage and driveway providing off road parking for 2 cars, and is located within easy reach of Godalming Sixth Form College and local schools, as well as Godalming town centre and station. EPC: D



Built by Bovis Homes in the mid 1980s, this detached family home is situated within easy reach of Godalming town centre and main line station, as well as Godalming Sixth Form College and local schools.

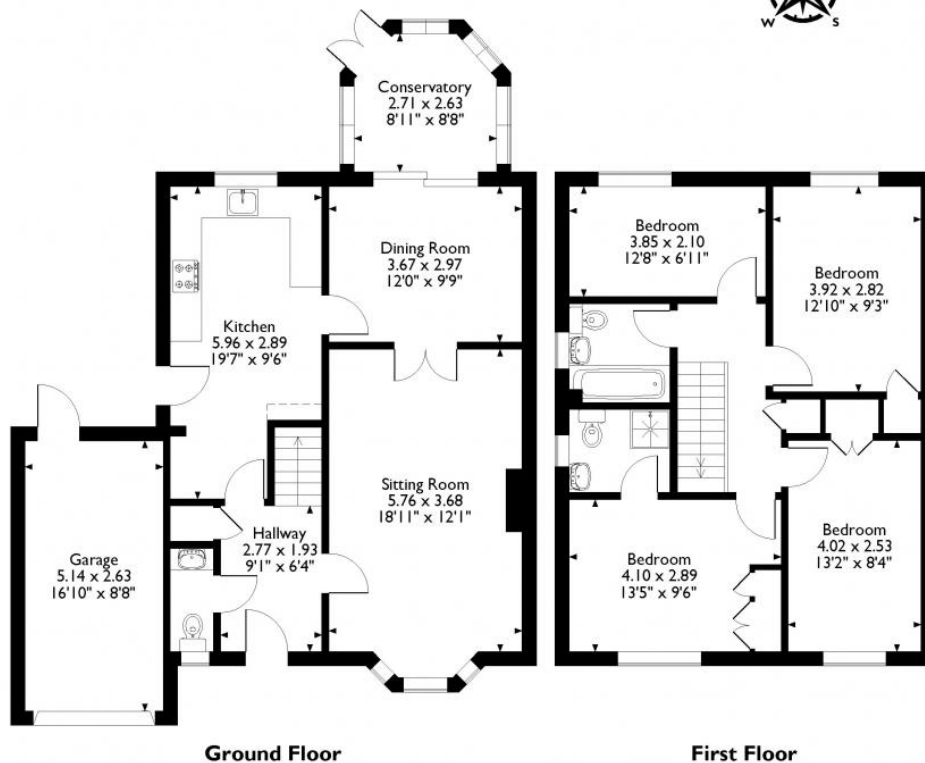
The front door opens into a spacious entrance hall with useful coats cupboard, stairs to first floor and cloakroom with wc and wash basin. The kitchen offers a range of base and eye level units, along with space and plumbing for a washing machine and dishwasher, space for a fridge/freezer and tumble drier, space for free-standing cooker with extractor hood above. There is a side door giving access to the garden and garage, and a door into the dining room. The sitting room has an attractive front aspect bay window, a feature fireplace with gas effect log burner and French doors opening into the dining room, which has a door opening into the kitchen, together with sliding doors opening into a conservatory. The conservatory has a tiled floor and double doors opening out to the patio and garden.

Stairs from the entrance hall lead to the first floor landing, with access hatch to the boarded loft space and an airing cupboard. There are four bedrooms, three doubles and one single, with the master bedroom benefiting from an en suite shower room with shower cubicle, wc and wash basin. The family bathroom has a

white suite comprising bath with power shower over, wash basin and wc.

Floorplan

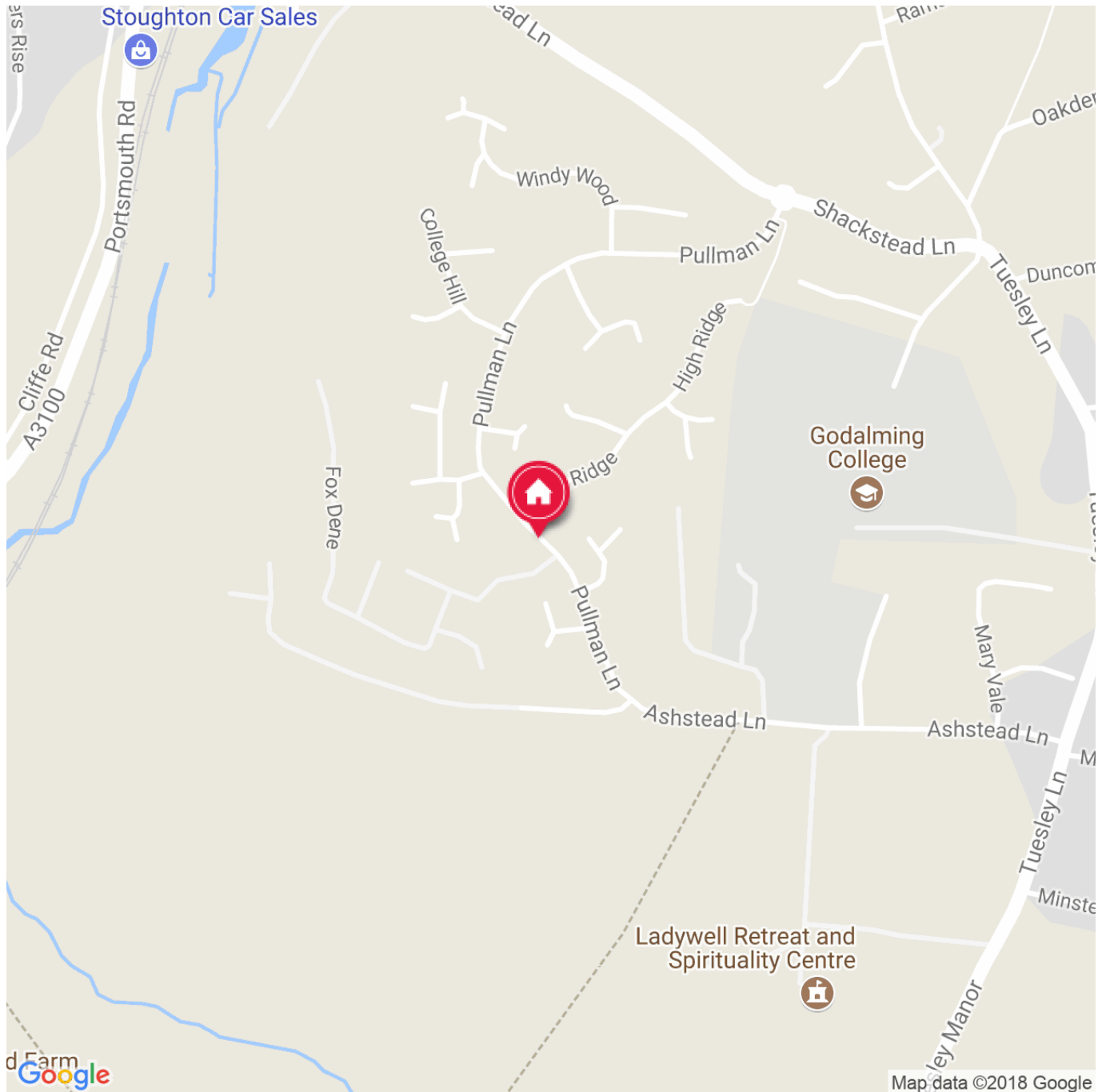
Approximate Gross Internal Area
Main House = 128 Sq M / 1368 Sq Ft
Garage = 14 Sq M / 145 Sq Ft



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 market town of Godalming has a picturesque and historic High Street with an excellent array of shops, bars, restaurants, as well as three superstores. The main line railway station is close to the town centre and provides direct services into London Waterloo in approx 45 minutes. The A3 linking the M25 and London's airports is approx 2 miles from the town centre. There is an excellent selection of schools in the area that cater for most ages and denominations, both in the public and private sectors, and good leisure facilities including swimming pools and health clubs, golf courses at Milford, Chiddingfold and Hurtmore while South Coast beaches are around 30 miles away. Guildford town, with its cobbled High Street, has a multitude of mainstream shops, cinemas and theatres and is approx 4 miles from Godalming, for which there are direct bus and train connections.





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