



ESTATE AGENTS



Cliffe Road, Godalming, Surrey, GU7 2JX

Asking Price £475,000



# Cliffe Road, Godalming, Surrey, GU7 2JX

A two-bedroom detached home is quite rare to find, especially when combined with being in such a good location for commuting and the close proximity to the town centre, being within a mile.

Entering through the front door, turn right into the 26 foot living room / dining area, with bay window to the front and working fireplace for those cosy winter nights. At the side of the room is a very useful under stairs storage area.

To the rear is the dining area which leads onto a well-equipped kitchen with window overlooking the back garden. At the rear of the dining room there are doors into the light and airy conservatory, which in turn has doors out onto the patio area.

Upstairs the property offers two good double bedrooms, the main bedroom is facing the front of the house and overlooks trees and wooded areas. It is larger than many with the extra space above the hallway below. Bedroom two overlooks the rear garden and is again a good size double room.

The modern bathroom is fitted with a three-piece suite comprising a Bath with overhead shower, Wash Hand Basin and WC and a window overlooking the back garden. Access to the storage loft is via the bathroom.

Externally, this property offers generous space by way of a courtyard patio, with steps up to the multi-level tiered garden with views over the surrounding hills. There is a side access gate to the rear from the front garden which itself is gated with metal railings.

Tenure: Freehold  
Council Tax: Band D

- Detached House
- Two Double Bedrooms
- 26ft Living Room / Dining Room
- Conservatory
- Kitchen
- Modern Bathroom
- Patio
- West Facing Garden
- Walking Distance to Station

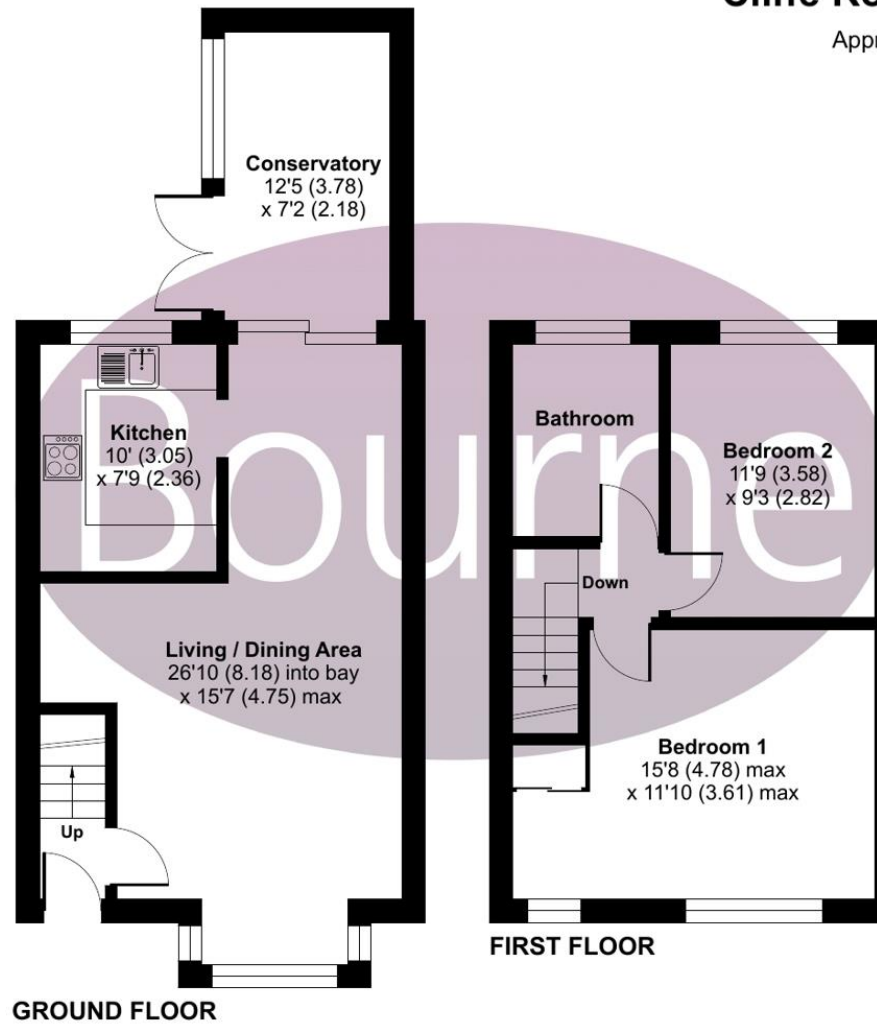


# Floorplan

## Cliffe Road, Godalming, GU7

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



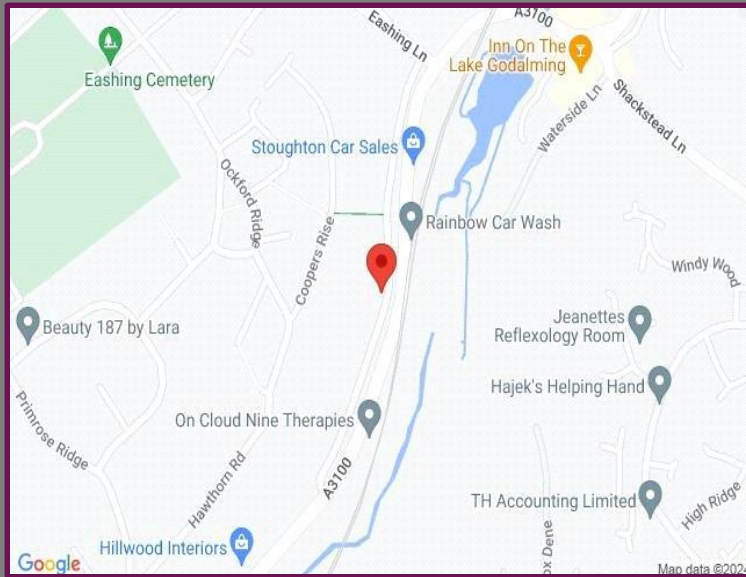
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1135393



# Location

Cliffe Road is located on the Southern side of Godalming and is a 15 minute walk to the rail station and on to the town centre itself which has a variety of independent and High Street brand shops plus several cosy pubs to enjoy.

The mainline station is approx 0.8 of a mile away and there are direct links to London Waterloo and easy access to Guildford and beyond via the A3, A31, M3 and M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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