



Godalming, Surrey

Asking Price £650,000

Godalming, Surrey

This three bedroom semi-detached family home has belonged to the same owners for 65 years and is in a very sought-after location given the close proximity to local shops and amenities, as well as being just a six minute walk to Farncombe Rail Station.

Extended from the original footprint the outstanding feature of this property is the space it offers, with the option to extend even further like most of the neighbours, subject to the usual permissions.

The property is well kept but would benefit from some modernisation or updating and offers huge potential to make a fabulous family home, the house is offered to the market chain free.

Set back from the road you have a driveway for several cars plus a garage attached to the property.

A covered porch leads into the house. The home offers two separate reception rooms on the ground floor with the living room and dining room, the latter of which looks out onto the rear garden, in addition, there is the kitchen, a utility room and downstairs WC.

Upstairs there are three bedrooms, two doubles and a smaller third as well as the family bathroom.

The garden is over 100ft in length mostly laid to lawn with established shrubs on the borders, it is split almost half way down and has a real sense of privacy.

Tenure : Freehold

- Chain Free
- Semi Detached House
- Extended
- 3 Bedrooms
- Sought-After Location
- Potential to Extend (STPP)
- Refurbishment Opportunity
- Large Garden
- Off Street Parking
- Garage



Floorplan

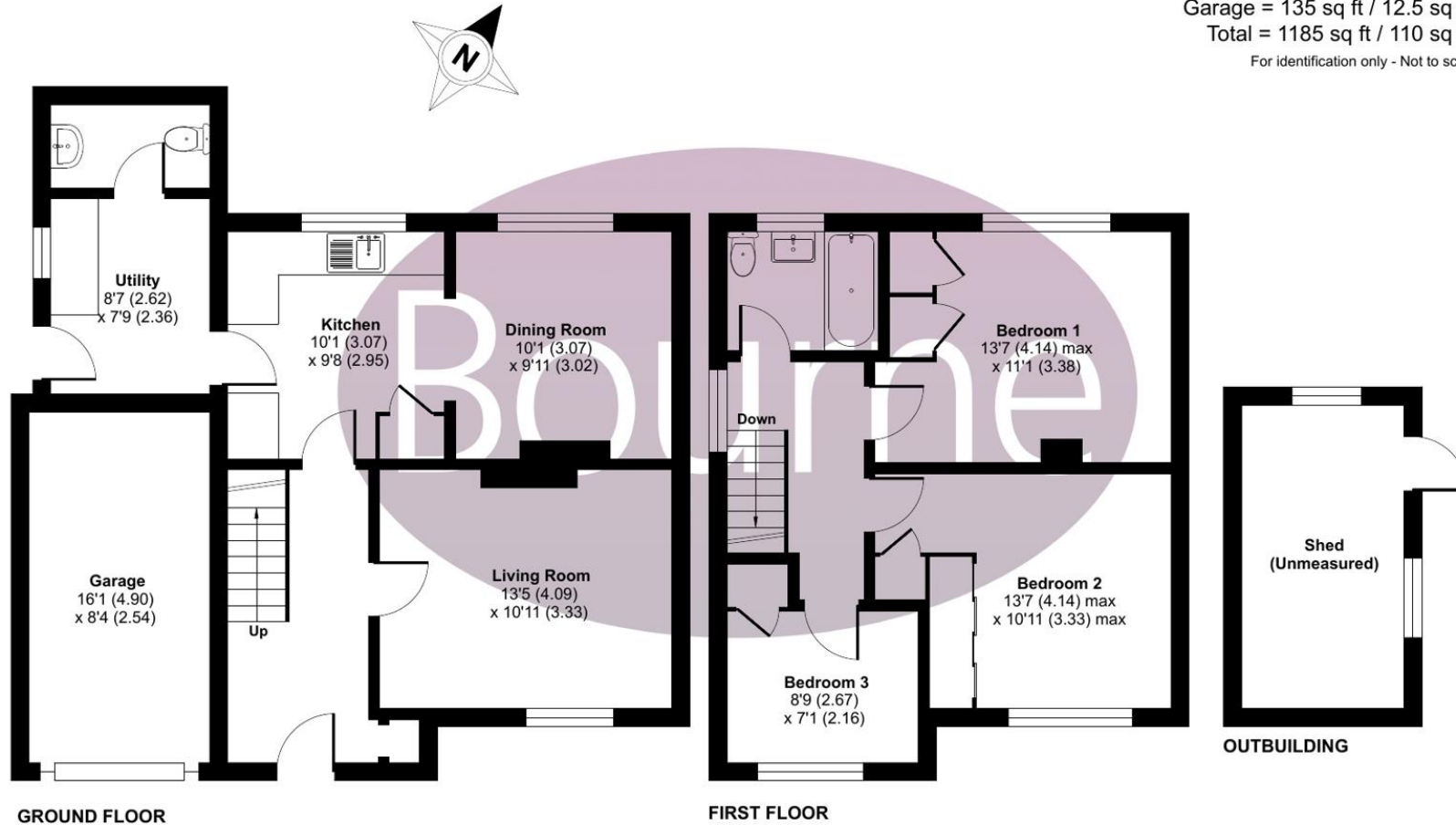
Summers Road, Godalming, GU7

Approximate Area = 1050 sq ft / 97.5 sq m (excludes shed)

Garage = 135 sq ft / 12.5 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale

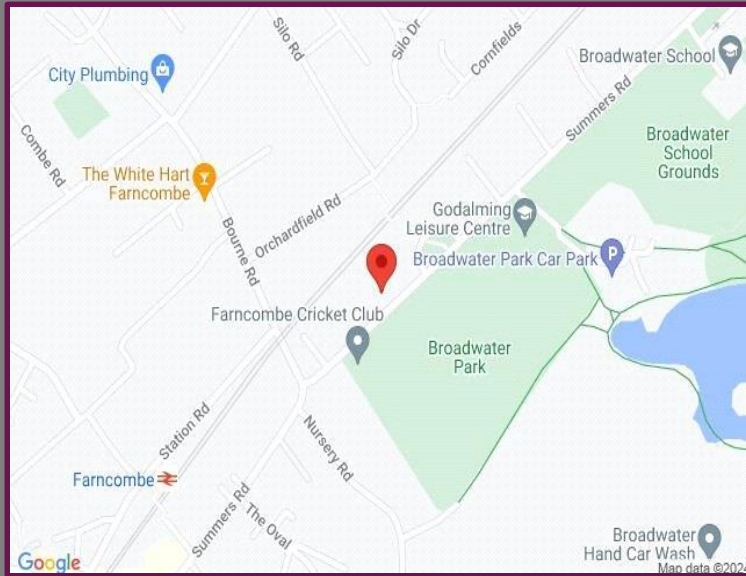


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1152141

Location

Farncombe is a satellite of Godalming, being about one and a half miles distant and boasts its own shopping parade, including a post office, chemist and supermarket. In addition Farncombe has its own mainline station (Waterloo usually under the hour).

Guildford is just four miles to the north, whilst the A3 at Compton provides access to London and the south coast with links, via the M25 at Cobham, to Gatwick and Heathrow airports.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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...

GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU

Tel: 01483 427699 | Email: godalming@bournestateagents.com

Web: www.Bourneestateagents.com