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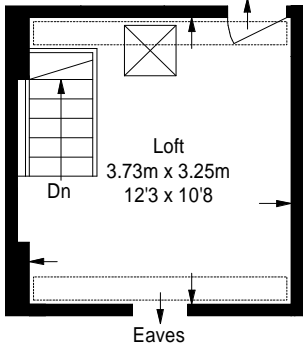
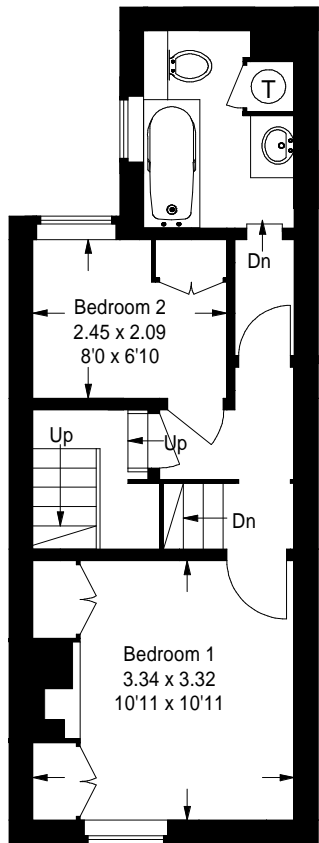
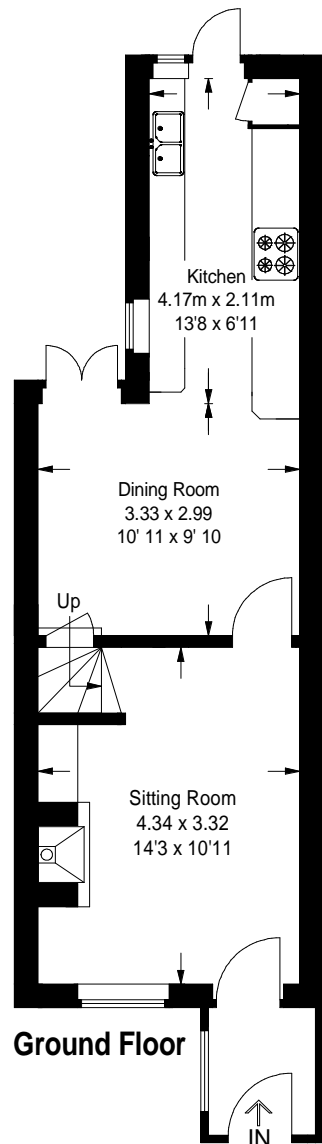
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# Eashing Lane, Godalming


Approximate Gross Internal Area  
Ground Floor = 35.6 sq m / 383 sq ft  
First Floor = 29.9 sq m / 322 sq ft  
Second Floor = 12.5 sq m / 135 sq ft  
Total = 78 sq m / 840 sq ft

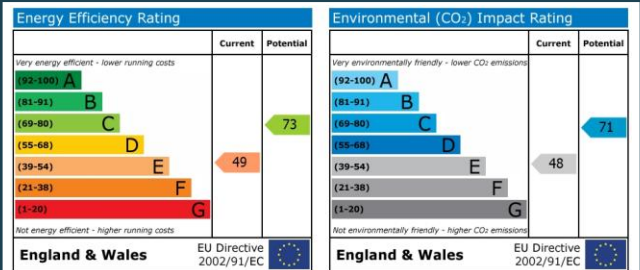


Second Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

 = Reduced headroom below 1.5 m / 5'0"



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



32 Eashing Lane  
Godalming Surrey GU7 2JZ

Price: Guide £357,500 Freehold





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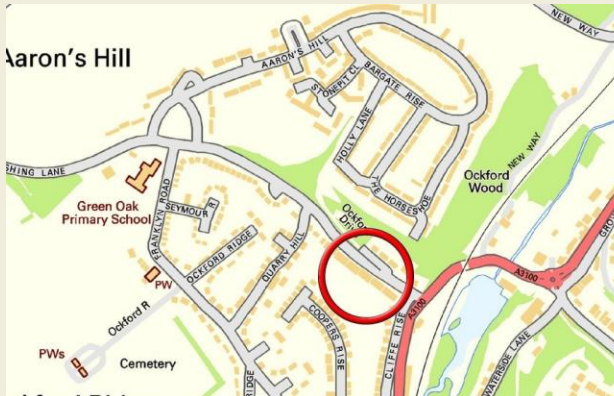
**DESCRIPTION:** A delightful Victorian terraced cottage occupying a great location set in this popular residential road having easy access to the town centre and station. The property was built around the turn of the last century and has in recent years been the subject of many improvements while care has been taken to retain much of the original charm and character of the property's Victorian era. Improvements to the property have included the addition of a cast iron wood burning stove, the re-fitting of the kitchen & the loft has also been lined and has a large Velux window and is accessed by a fixed ladder style staircase. The accommodation includes a porch, sitting room, separate dining room and kitchen. On the first floor, there is a landing, two bedrooms and a bathroom. Outside, there is a rear garden that rises in a series of terraces and includes an attractive partly walled courtyard with barbecue immediately behind the house. At the top of the garden there is a home office with power & light and a garden shed. The property is likely to appeal to purchasers seeking a characterful home within easy reach of the town and early viewing is highly recommended. N.B. There is a right of way on foot at the rear for the neighbouring cottages.

AT A GLANCE

- Entrance Porch
- Sitting Room with Wood Burner
- Dining Room
- Hand Built Kitchen
- Two Bedrooms
- 1st floor Bathroom
- Loft with Velux Window
- Gas Central Heating
- Garden Studio/Office
- Rear Garden with Courtyard area

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.9m
	DISTANCE TO A3 AND M25	
	A3	1.5m
	DISTANCE TO CENTRE	
	Godalming	0.6m
	DISTANCE TO DOC'S & DENTIST	
	The Mill Practice	1.9m
	COUNCIL TAX	
	Band	C



**DIRECTIONS:**  
Leave Godalming in a southerly direction on the A3100 and at the mini roundabout by the Inn on the Lake, take the right hand exit into Portsmouth Road. Continue under the railway bridge and then first right into Eashing Lane. Number 32 will then be found after a short distance on the left hand side.

