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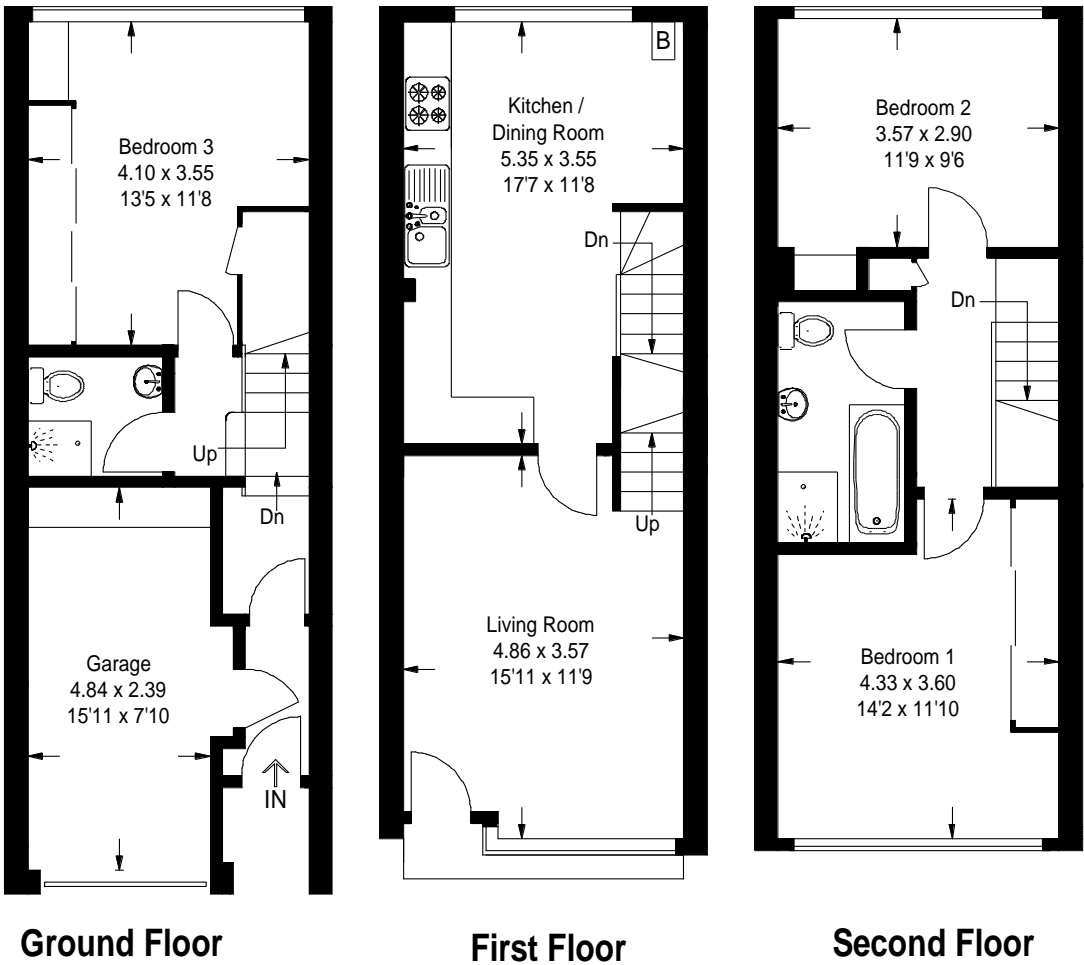
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Hill Court, Ballfield Road, Godalming

Approximate Gross Internal Area
Ground Floor (Including Garage) = 36.7 sq m / 395 sq ft
First Floor = 36.3 sq m / 391 sq ft
Second Floor = 36.9 sq m / 397 sq ft
Total = 109.9 sq m / 1183 sq ft

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.



4 Hill Court Ballfield Road
Godalming Surrey GU7 2HD

Price: £375,000 Leasehold + Share of Freehold



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.

4 Hill Court Ballfield Road
Godalming Surrey GU7 2HD

Price: £375,000 Leasehold + Share of Freehold






DESCRIPTION: 4 Hill Court is a well planned three bedroom three storey town house having brick and part tile hung elevations under a pitched tiled roof. The property is believed to have been built in the early 1960s and provides bright, spacious and adaptable accommodation arranged over three floors with many of the rooms enjoying far reaching views over Godalming. The accommodation comprises on the ground floor an entrance hall, a shower room, double bedroom and garage. On the first floor there is a living room and a large kitchen/dining room. On the second floor there are two further double bedrooms and bathroom. The property also benefits from gas fired central heating and replacement sealed unit double glazed windows. Outside, the development is set in attractive well maintained landscaped communal gardens. The property is likely to appeal to purchasers seeking a spacious and adaptable home in a tucked away yet highly convenient location and early inspection is highly recommended.

N.B. The property is held on a Leasehold of 999 years from the 1960s and also has a share of the Freehold. There is a maintenance charge of approximately £45 per month for the upkeep of the communal areas.

AT A GLANCE

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom & Shower Room
- Gas Heating
- Double Glazed Windows
- Far Reaching Views
- Garage
- Landscaped Communal Gardens

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.5m
	Godalming	1m
	DISTANCE TO A3 AND M25	
	A3	2.2m
	M25	15.6m
	DISTANCE TO CENTRE	
	Farncombe	0.4m
	Godalming	0.8m
	DISTANCE TO SCHOOLS	
	Infant	0.5m
	Junior	0.6m
	Secondary	1.1m
	COUNCIL TAX	
	Band	D



DIRECTIONS: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the left hand turning into Chalk Road and then the second right hand turn into Nightingale Road. Continue for a short distance turning left into Deanery Road and first right into Frith Hill Road. Continue up Frith Hill Road past the brow of the hill and take the right hand turn onto Ballfield Road. The entrance to Hill Court will be found on your left immediately after the turning for Little Tumners Court.

