

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

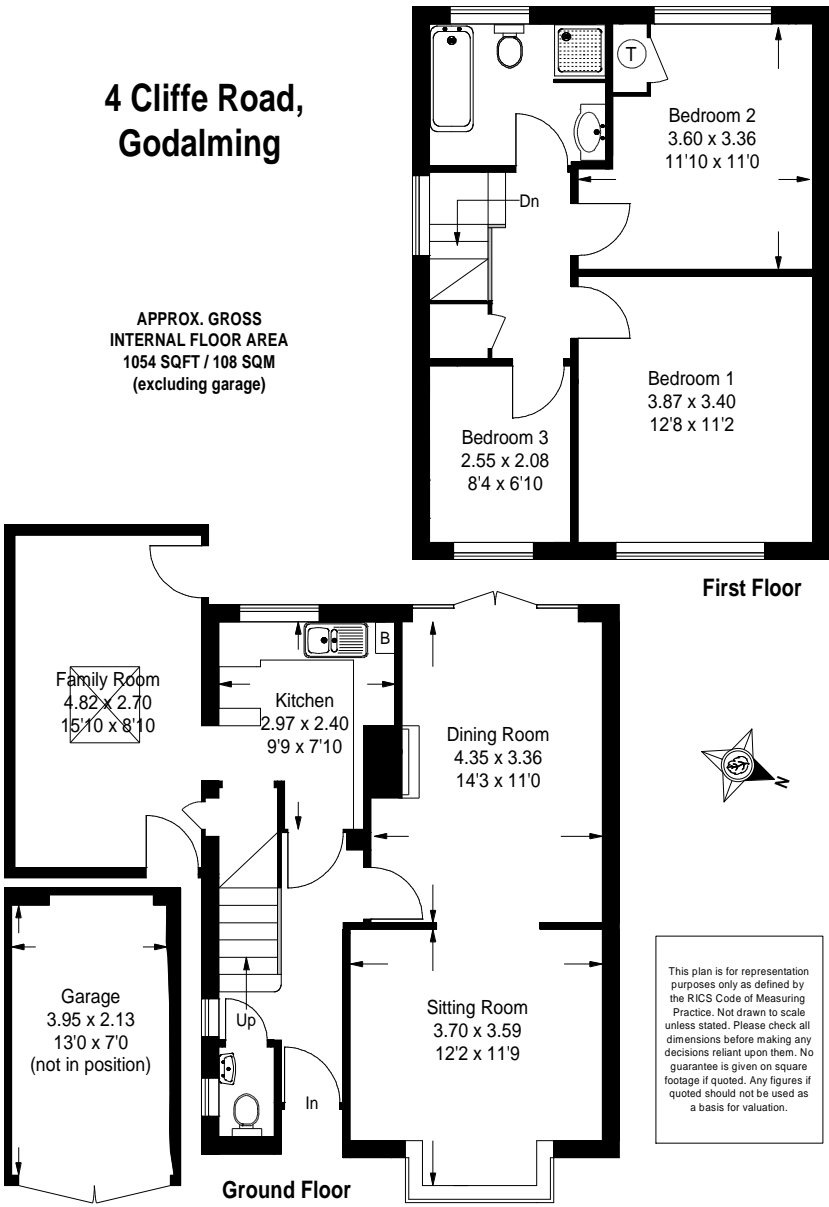
 www.emery-orchard.co.uk



01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



4 Cliffe Road
Godalming Surrey GU7 2JX

Price: Guide Price £389,500 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 Cliffe Road

Godalming Surrey GU7 2JX






Price: Guide Price £389,500 Freehold

DESCRIPTION: An attractive three bedroom semi-detached family house occupying an elevated position conveniently located being within easy reach of the town centre, main line station and the A3. The house is believed to have been originally built in the 1930s and has over the years been the subject of a number of improvements with works that have included the addition of a single storey extension creating a useful third reception room. Other improvements have included the installation of gas fired central heating and double glazing. The house provides bright & well planned accommodation that comprises on the ground floor of an entrance hall, cloakroom, a bay fronted sitting room opening through to a dining room, kitchen and third reception room. On the first floor there is a landing, three bedrooms and a bathroom. Outside a driveway leads to a garage while at the rear there is a good size garden that rises up in a series of terraces that includes a paved seating area's with the remainder being mainly laid to lawn. Early inspection is highly recommended

AT A GLANCE

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Third Reception Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Garage
- Terraced Garden

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.9m
	DISTANCE TO A3 AND M25	
	A3	1.7m
	DISTANCE TO CENTRE	
	Godalming	1m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.5m
	COUNCIL TAX	
	Band	D



DIRECTIONS: From our office proceed to the top of high street turning left at the 'T' junction and on to the 1st set of traffic lights. Turn right at these lights into the Ockford Road and continue to the roundabout by the Inn on the Lake. Take the second exit continuing under the railway bridge and then take the first turning on your right into Eashing Lane and immediately left into Cliffe Rise. Continue along Cliffe Rise which leads into Cliffe Road and Number 4 will be found after a short distance on your right where you should see our For Sale board.

