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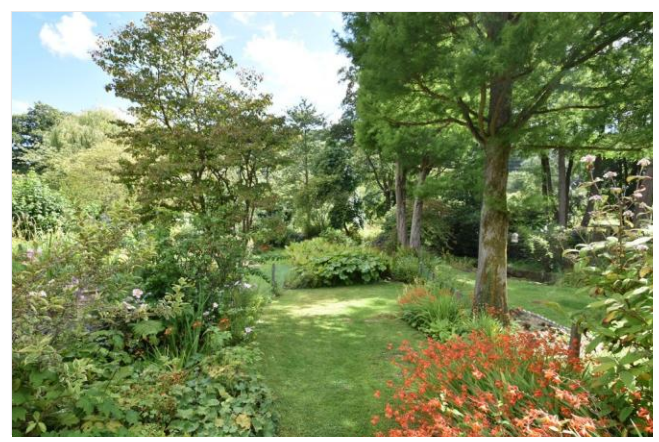
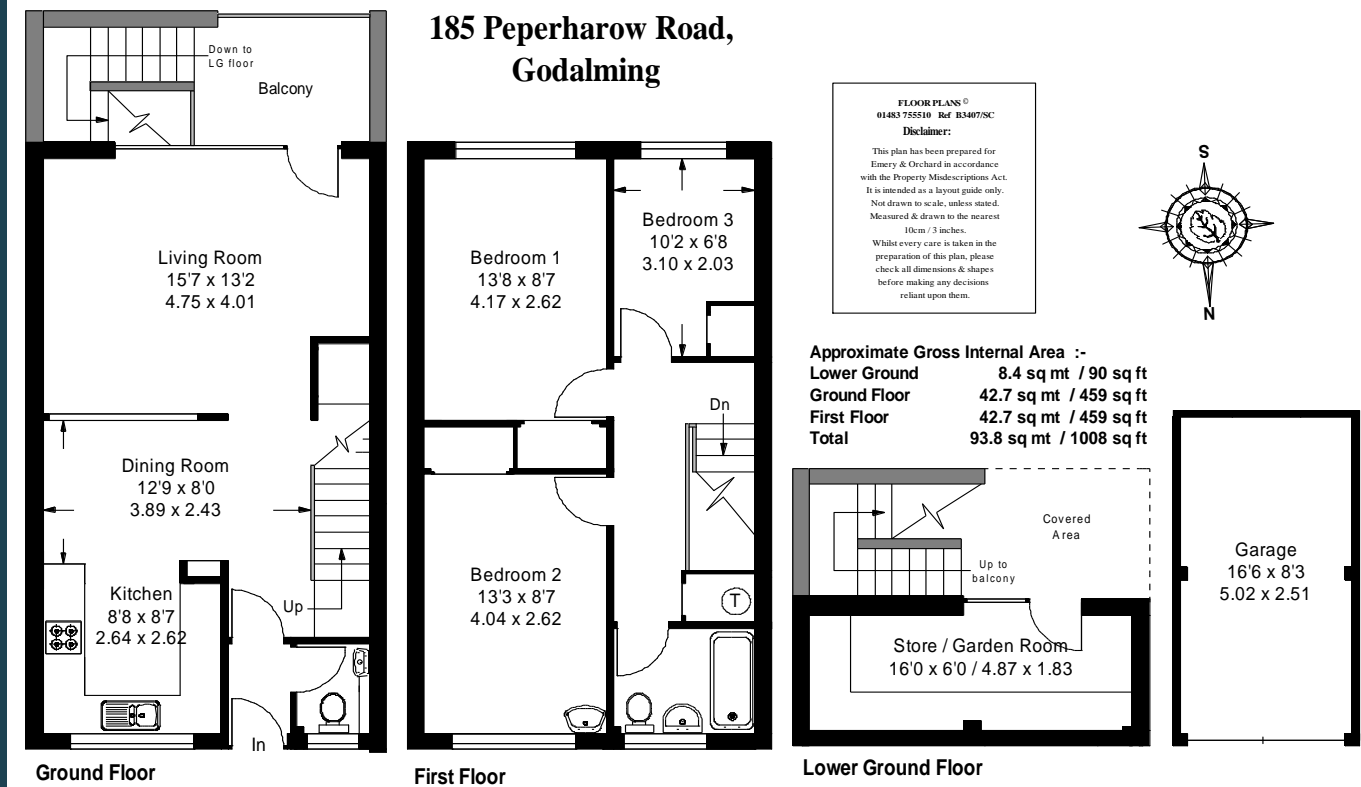
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185 Peperharow Road
Godalming Surrey GU7 2PR

Price: Guide Price £450,000 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.






185 Peperharow Road
Godalming Surrey GU7 2PR
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DESCRIPTION: 185 Peperharow Road is a well planned three bedroom mid terrace house occupying a sought after location in this popular residential road and enjoying a fabulous outlook over its south facing rear garden yet being within easy reach of the town centre and station. The house is believed to be built in the mid 1960s and provides accommodation that comprises on the ground floor of an entrance hall, cloakroom, fitted kitchen which is open plan with a dining room and a good size sitting room which has a door leading out on to a balcony that enjoys an attractive outlook over the south facing rear garden. On the first floor there is a landing, three bedrooms and a refitted bathroom. Stairs from the balcony lead down to a useful garden room that could be adapted to make a useful home office or similar. The house also benefits from gas fired central heating and double glazing. The rear garden is a particular feature of the property having been most attractively arranged extending in all to approximately 130ft and enjoying a southerly aspect. At the front of the property there is a driveway providing off road parking and a detached garage. The property is likely to appeal to purchasers seeking a well planned home in a popular location and early inspection is highly recommended. **N.B.** There is a right of way on foot at the rear for the neighbouring properties.

AT A GLANCE

- Entrance Hall
- Cloakroom
- Sitting Room with Balcony
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Attractive 130ft South Facing Garden

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1m
	DISTANCE TO A3 AND M25	
	A3	2.3m
	DISTANCE TO CENTRE	
	Godalming	0.9m
	DISTANCE TO SCHOOLS	
	Infant	1m
	COUNCIL TAX	
	Band	E



DIRECTIONS: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road and at the next roundabout turn left into Chalk Road. Continue under the railway bridge into Charterhouse Road and take the second turning left into Peperharow Road. Continue almost to the end of Peperharow Road and Number 185 will then be found on the left hand side.

