

01483 419 300

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

 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



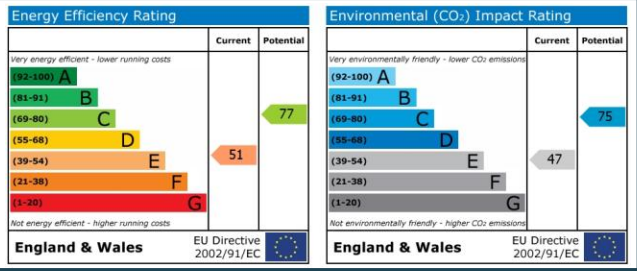
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These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings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



14 Carlos Street  
Godalming Surrey GU7 1BP

Price: £429,995 Freehold





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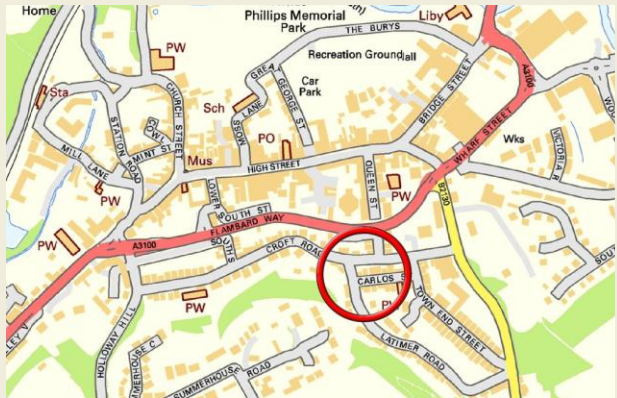
**DESCRIPTION:** A delightful two bedroom Victorian house that occupies a great location set in this popular road on the edge of the town centre and being only a few minutes from the High Street with it's excellent range of shops, amenities and mainline station. The property is believed to have been built around 1900 and has over the years been the subject of considerable improvement with works that have included the addition of a single storey extension creating an impressive kitchen/dining room that has the roof lantern and double doors leading out onto a courtyard garden. The property provides well-planned accommodation that includes an impressive 22ft sitting room with open fireplace, a downstairs cloakroom together with the kitchen/dining room. On the first floor there are two bedrooms and a stylish refitted bathroom. The property also benefits from gas fired central heating and double glazing. Outside, the property has an easily maintained courtyard garden as well as off-road parking for two vehicles. The property is likely to appeal to purchasing seeking a characterful home in an extremely convenient location and internal inspection is highly recommended.

AT A GLANCE

- 22ft Sitting Room
- Kitchen/Dining Room with Roof Lantern
- Downstairs Cloakroom
- Two Bedrooms
- Stylish Bathroom
- Gas Central Heating
- Double Glazing
- Easily Maintained Garden
- Off Road Parking for Two Cars
- No Onward Chain

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.6m
	Farncombe	1.1m
	DISTANCE TO A3 AND M25	
	A3	3.3m
	M25	15.0m
	DISTANCE TO CENTRE	
	Godalming	0.2m
	Guildford	5.5m
	DISTANCE TO DOC's & DENTIST	
	The Mill Medical Practice	1.1m
	Mews Dental Clinic	0.4m
	COUNCIL TAX	
	Band	D



**DIRECTIONS:** If travelling by car, leave our office in the High Street and continue down Bridge Street. At the mini roundabout turn right into Flambard Way. Continue to the second set of traffic lights and turn left into Brighton Road, first right into Croft Road and then first left into Town End Street. Carlos Street is then the first turning on the right hand side and Number 14 will be found after a short distance on the right hand side.

