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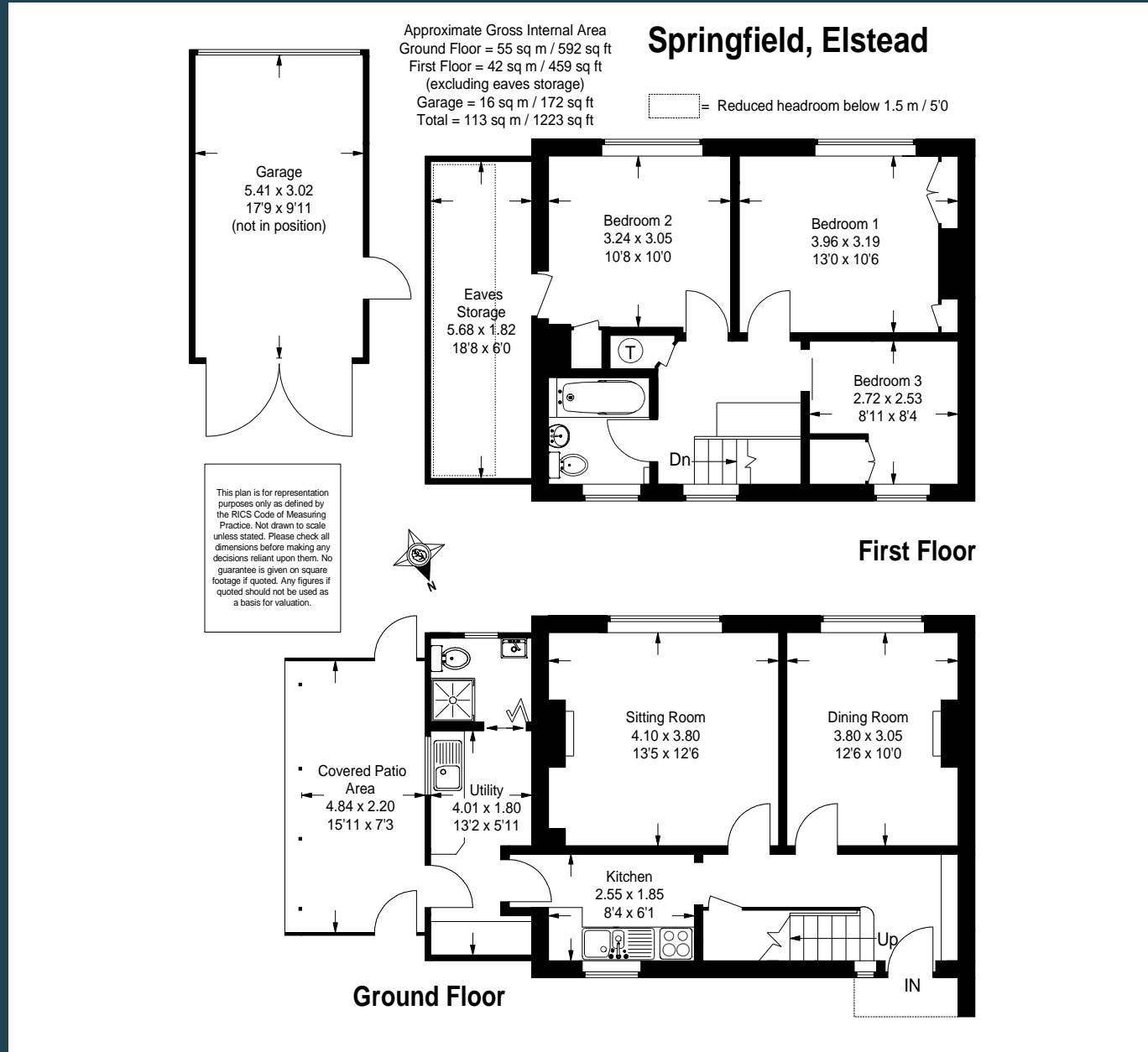
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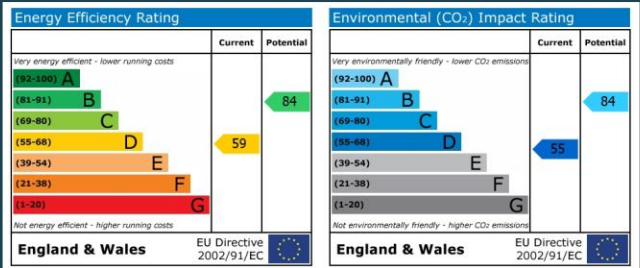


25 Springfield
Elstead Surrey GU8 6EG

Price: Guide £439,950 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.








25 Springfield
Elstead Surrey GU8 6EG
Price: Guide £439,950 Freehold

DESCRIPTION: 25 Springfield is an attractive three bedroom semi-detached family house having brick elevations with double glazed windows under a pitched tiled roof. The property is believed to have been built in the 1950's and provides bright and well planned accommodation with all the principle rooms enjoying an attractive outlook over the rear garden and farmyard beyond. Internally the house offers good family accommodation that includes a sitting room, separate dining room, kitchen, a useful utility room and downstairs shower room. On the first floor there is a good sized landing, three bedrooms and a bathroom, there is also a sizeable loft. N.B. The present owners have obtained planning permission (Ref. WA/2015/0034) to extend the house adding a further bedroom with en-suite shower room and a large kitchen/dining room. Outside there is a driveway providing off road parking and a detached garage located and accessed at the rear. There is also a covered storage area. The gardens are a particular feature of the property being above average in size and enjoying a westerly aspect. The property is likely to appeal to purchasers seeking a well-planned family home with potential to extend and early viewing is recommended.

AT A GLANCE

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen & Utility Room
- Cloakroom
- Three Good Sized Bedrooms
- Bathroom
- Gas Heating & Double Glazed Windows
- Driveway & Detached Garage
- Planning Granted to Extend to Four Bedrooms

KEY FACTS

	DISTANCE TO STATION	
	Milford	3.9m
	Godalming	4.9m
	DISTANCE TO A3 AND M25	
	A3	2.5m
	M25]	16.5m
	DISTANCE TO CENTRE	
	Elstead	0.2m
	Godalming	4.9m
	DISTANCE TO SCHOOLS	
	Primary School	0.7m
	Secondary	3.9m
	COUNCIL TAX	
	Band	D



DIRECTIONS: Proceed out of Godalming in a southerly direction towards Milford on the A3100 going straight ahead at the mini roundabout (second exit) continuing along the Portsmouth Road passing through the village and at the traffic lights turn right following signs for A3 and Elstead. At the next roundabout take the second exit passing over the A3 and then first left onto the B3100 signposted to Elstead. Continue along this road for approximately 2 miles and after passing a small parade of shops on your left hand side, Springfield will then be found as the next turning on your left. Continue into Springfield and bear round to the right into the cul-de-sac and Number 25 will be found on your left hand side.

