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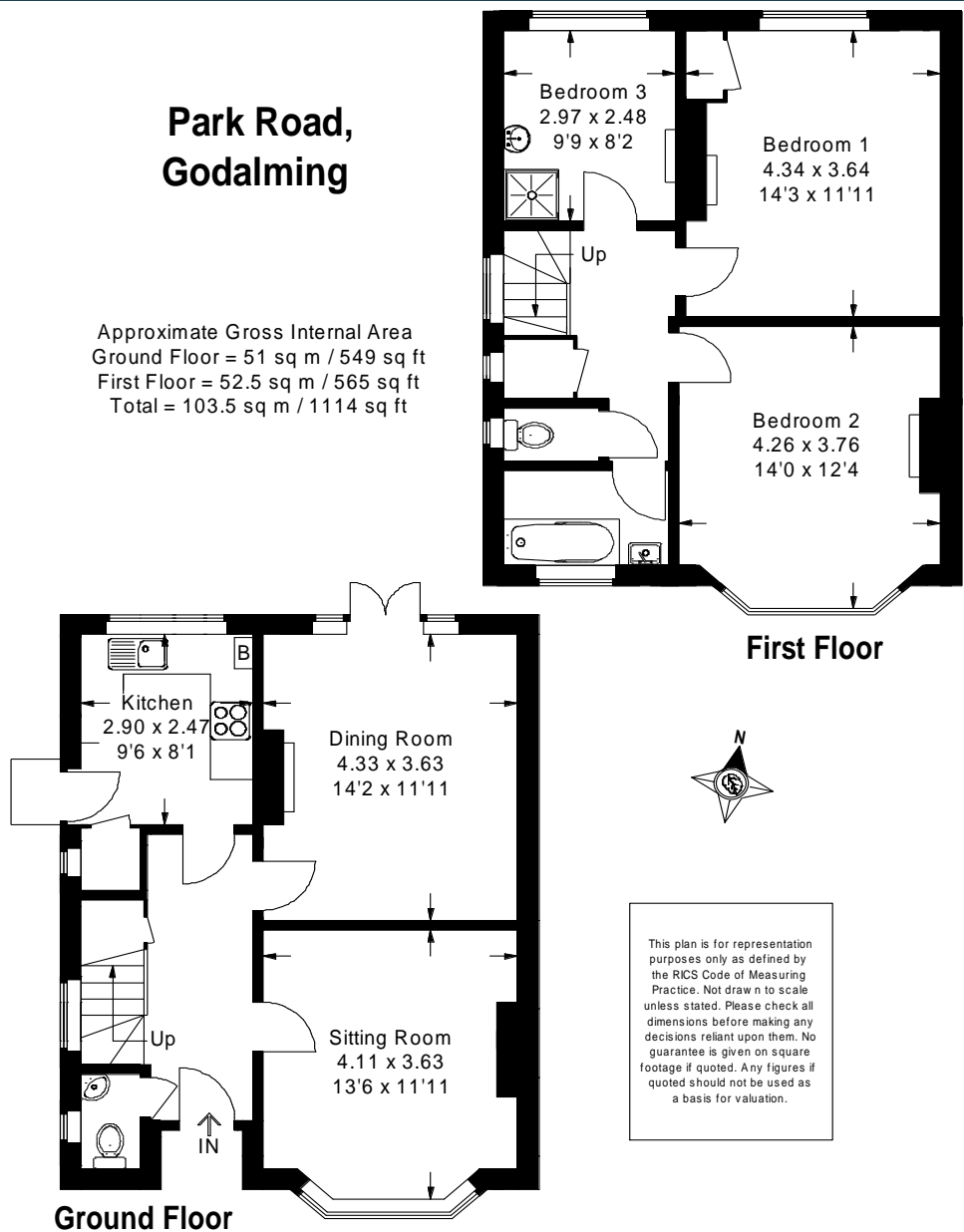
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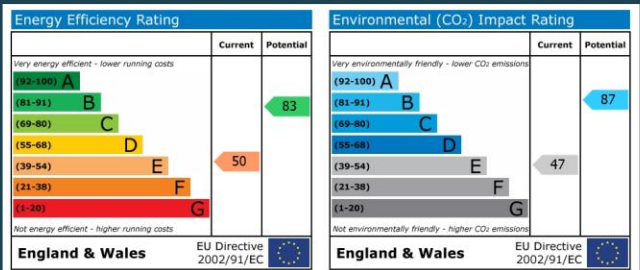


**Park Road,
Godalming**

Approximate Gross Internal Area
Ground Floor = 51 sq m / 549 sq ft
First Floor = 52.5 sq m / 565 sq ft
Total = 103.5 sq m / 1114 sq ft



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.



7 Park Road
Godalming Surrey GU7 1SQ

Price: £625,000 Freehold








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DESCRIPTION: 7 Park Road is an attractive three bedroom semi detached house believed to have been originally built in the mid 1930s being traditionally constructed with brick and half rendered elevations under a pitched tiled roof. The house benefits from a larger than average garden and offers excellent potential to be extended, subject to obtaining the necessary consents. Internally, the accommodation includes on the ground floor a large entrance hall, bay fronted sitting room with open fireplace, dining room and kitchen. On the first floor there are three good sized bedrooms and a bathroom with a separate toilet. The house also benefits from gas central heating and double glazed windows. Outside, the house is approached via a gravelled driveway providing ample off road parking and leading to a detached garage. The gardens are principally arranged to the rear of the house and are above average in size extending to over 140ft and enjoying a good deal of privacy. The house is likely to appeal to purchasers seeking a family house in an established residential area offering potential to extend.

AT A GLANCE

- No Onward Chain
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Three Bedrooms
- Bathroom & Separate Toilet
- Driveway & Garage
- Large Garden
- Potential to Extend (STPP)

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.9m
	DISTANCE TO A3 AND M25	
	A3	3.5m
	DISTANCE TO CENTRE	
	Godalming	0.9m
	DISTANCE TO SCHOOLS	
	Infant	0.6m
	COUNCIL TAX	
	Band	E



DIRECTIONS: From our office proceed to the top of the High Street passing the Pepper Pot and at the T-junction turn left continuing straight across the traffic lights into Holloway Hill. Continue up Holloway Hill which leads into Tuesley Lane, bearing left at the T-junction opposite Godalming College. Continue along Tuesley Lane and Park Road will be found as the second turning on your left hand side. Number 7 will be found after a short distance on your left where you should see our For Sale board.

