

# 30 Hawthorn Road

Godalming Surrey GU7 2NE



EMERY & ORCHARD  
ESTATE AGENTS



A recently refurbished four bedroom detached family house enjoying lovely views and conveniently located within easy reach of Godalming town centre and main line station

**Asking Price Of: £625,000**  
**Freehold**

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Entrance Hall ♦ Sitting Room ♦ Kitchen/Family/Dining Room ♦ Cloak/Shower Room ♦ Four Bedrooms  
♦ Bathroom ♦ Gas Heating ♦ Double Glazing ♦ Off Road Parking  
♦ Garden with Lovely Views

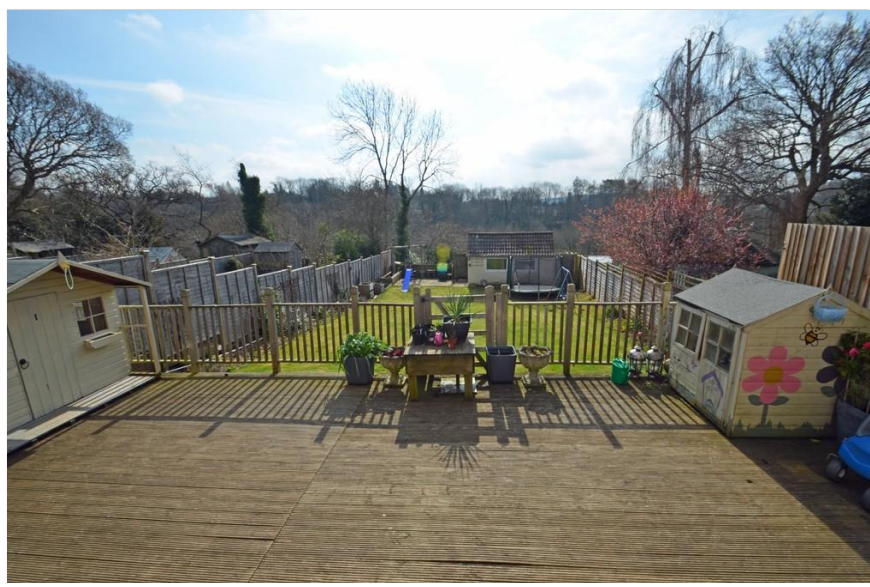
**DESCRIPTION:** 30 Hawthorn Road is an attractive and individual four bedroom detached family house having brick and tile hung elevations with leaded light windows under a pitched tiled roof. The house is believed to have been originally built in the 1930s and was subsequently extended now offering well planned and spacious accommodation ideally suited to family life. In more recent years the present owners have refurbished the house to a high standard with works that have included a new kitchen, bathroom and cloak/shower room. On the ground floor the accommodation includes an impressive 26ft open plan living/family/dining room which enjoys direct access onto a wide decked terrace. In addition there is a bay fronted sitting room and useful cloak/shower room. On the first floor there are four bedrooms and family bathroom. The house also benefits from gas central heating and double glazed windows. Outside a block paved driveway provides off road parking whilst to the rear of the house there is a large garden that enjoys a good degree of seclusion having a raised decked terrace with lovely views that leads down onto a lawned area enclosed by panel fencing. Towards the end of the garden is a useful garden office and store. The property is likely to appeal to purchasers seeking an individual family home located within easy reach of the town centre and main line station.

**SITUATION:** The property occupies a convenient location in Hawthorn Road in an established residential area lying over just one mile from Godalming town centre and approximately ¾ mile from Milford village centre. Milford provides an excellent range of shops catering for most day to day needs including a chemist and post office together with Secretts Farm Shop and Garden Centre. For the commuter, there are main line stations at both Milford and Godalming providing a service to Waterloo in approximately 45/50 minutes, while access to the A3 is close at hand providing road communication to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Godalming's town centre is easily reached and provides a more comprehensive range of shops, leisure and recreational facilities together with a wide choice of public houses and restaurants. Schools to suit all age groups are available in the surrounding area while for the walking enthusiast there are many areas of outstanding natural beauty in the surrounding district there being much common and heathland owned or managed by The National Trust.

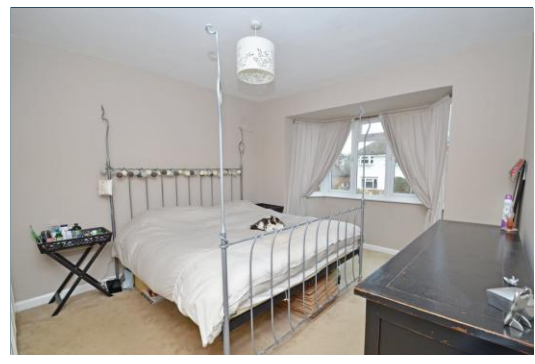
**Directions:** Leave Godalming in a southerly direction on the A3100 and on reaching the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and along the Portsmouth Road. After approximately ½ mile turn right into Primrose Ridge and then take the first turning on your right hand side into Hawthorn Road. Continue along Hawthorn Road and Number 30 will be found on your right hand side.

**Note:** 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. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.

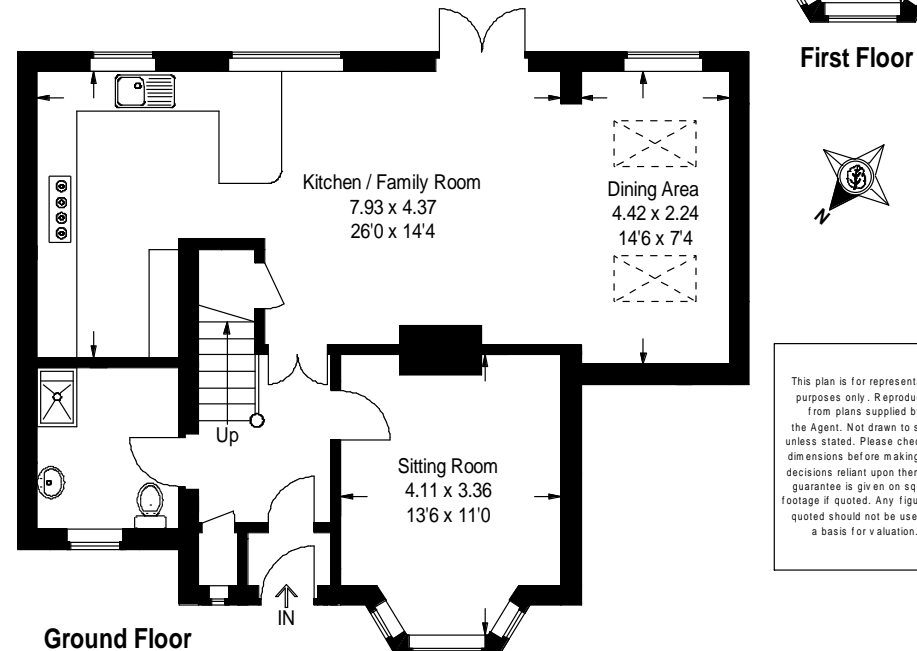




Godalming Main Line Station – 1.4 miles (Waterloo approx 45/50 mins) Godalming – 1.4 miles Guildford – 6.8 miles  
 Farnham – 9.2 miles Haslemere – 7.8 miles Gatwick – 28.8 miles Heathrow – 29.2 miles  
 A3 – 1.6 miles M25 – 16.0 miles M3 – 15.9 miles



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
58	72	58	73
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.