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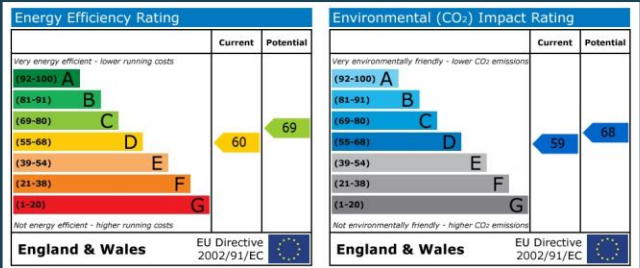
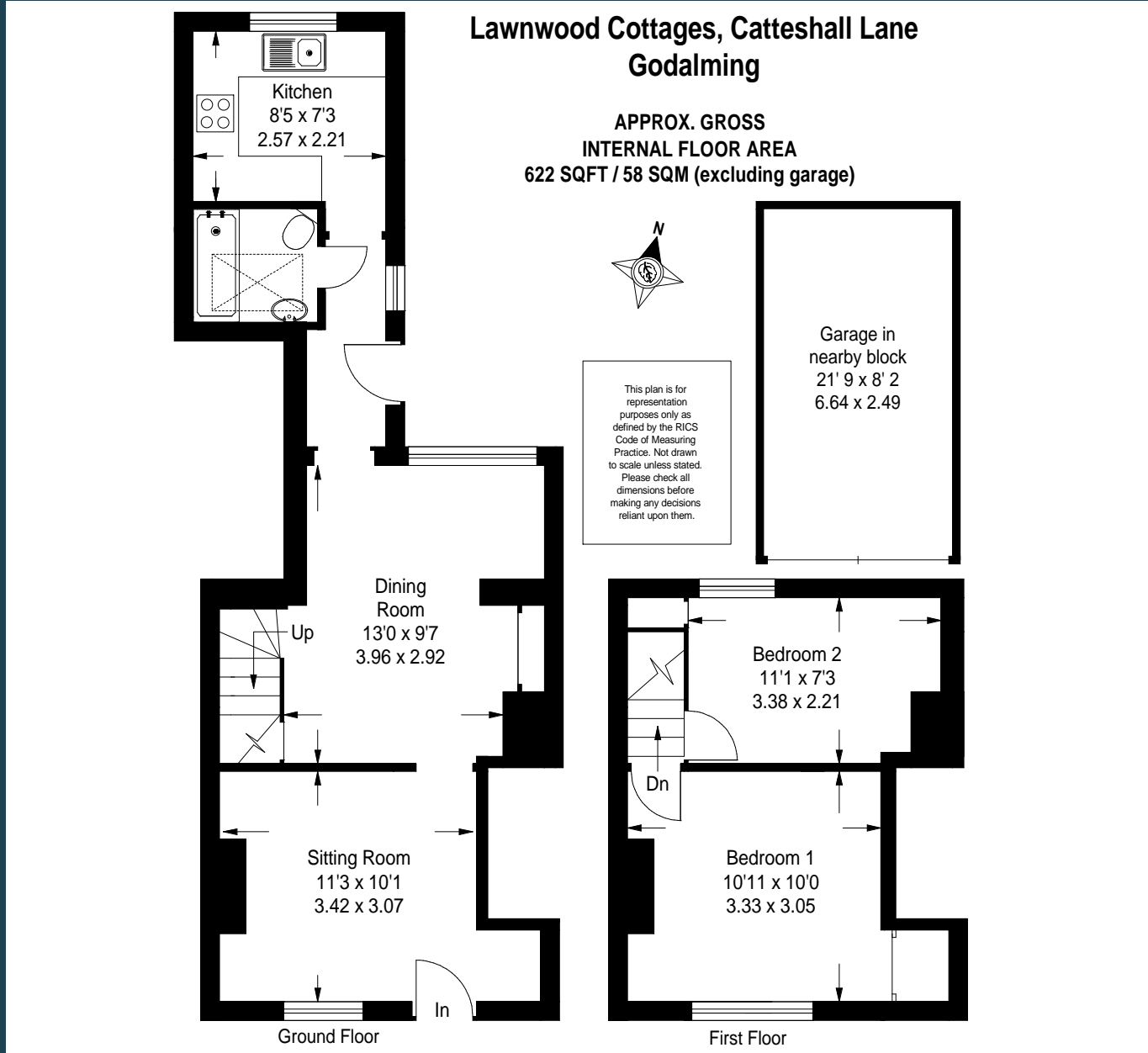
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These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings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



2 Lawnwood Cottages
Catteshall Lane Godalming Surrey GU7 1LN

Price: £369,500 Freehold



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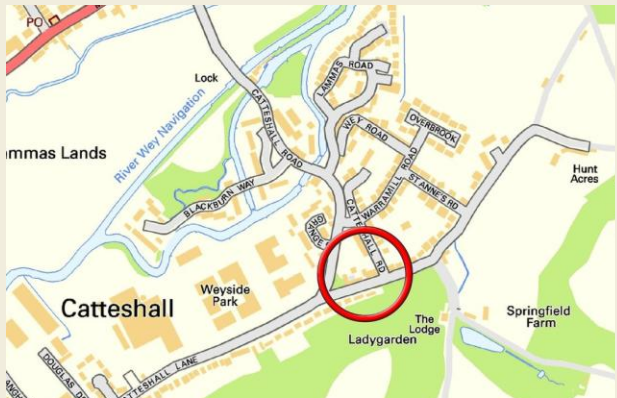
DESCRIPTION: 2 Lawnwood Cottages is an attractive two bedroom mid-terrace Victorian cottage thought to have been originally built in the early 1860s, constructed with red brick elevations under a pitched slate tiled roof. In recent years the cottage has been the subject of many improvements with care having been made to retain much of it's original charm and character. Internally, the cottage is presented in good decorative order with accommodation that includes on the ground floor, a sitting room with open fireplace, dining room, kitchen and bathroom. On the first floor there are two bedrooms. The cottage also benefits from gas central heating and double glazed windows. The gardens are arranged principally to the rear of the property being fully enclosed and offering a good deal of privacy with a wide patio leading onto a level lawn. 2 Lawnwood Cottages is likely to appeal to purchasers seeking an individual character home in a convenient location within easy reach of the town centre and main line station and an internal inspection is highly recommended.

AT A GLANCE

- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Two Bedrooms
- Open Fireplace
- Exposed Ceiling Timbers
- Gas Heating & Double Glazing
- Large Enclosed Level Rear Garden
- Garage (64 Year Lease)

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1.2m
	DISTANCE TO A3 AND M25	
	A3	3.5m
	M25	15.2m
	DISTANCE TO CENTRE	
	Godalming	1.0m
	Farncombe	0.9m
	DISTANCE TO SCHOOLS	
	Infant	1.1m
	Junior	0.8m
	COUNCIL TAX	
	Band	D



DIRECTIONS:
Proceed out of Godalming on the A3100 towards Guildford and after approximately one mile, turn right into Catteshall Road. After crossing over the River Wey, take the second turning left into Warramill Road and then immediately right into Catteshall Road and then right into Catteshall Lane where the property will be seen after a short distance on the right hand side.

