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



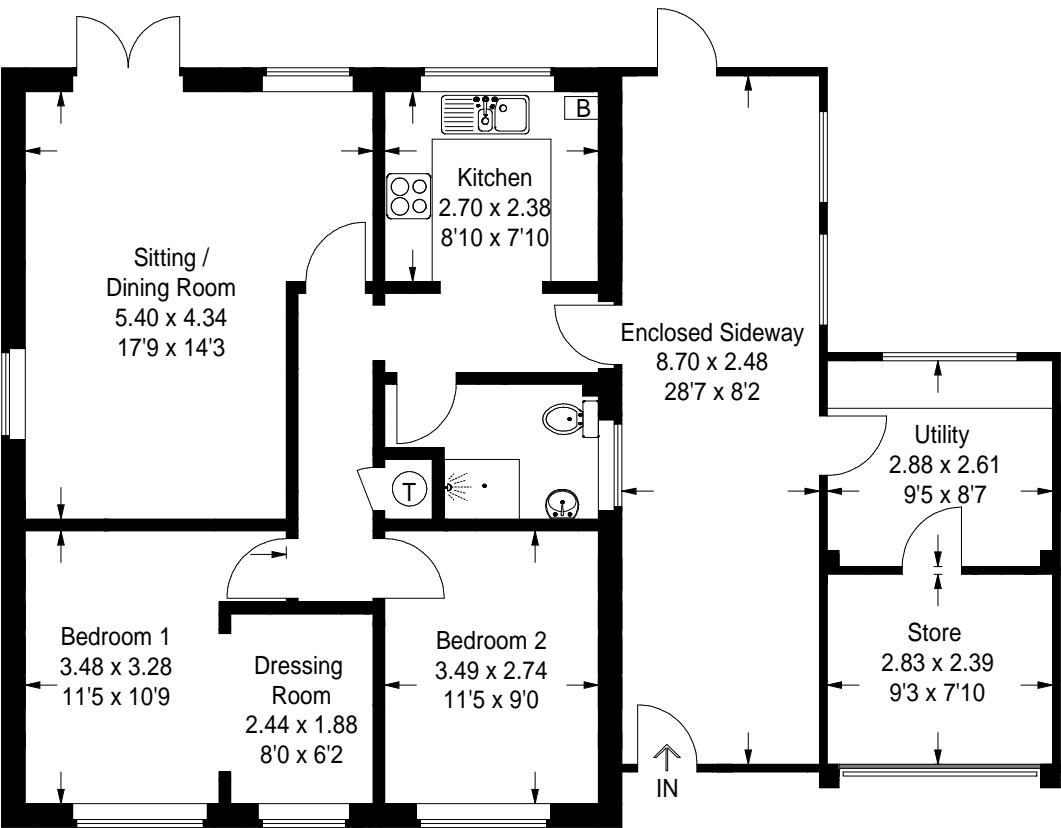
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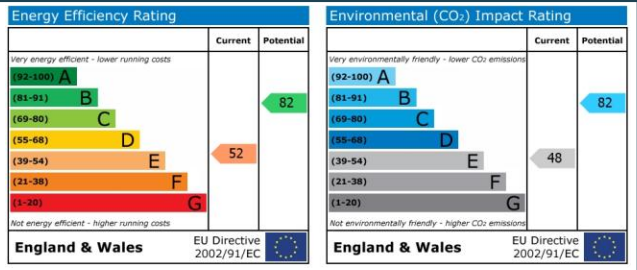


Hillcrest, Primrose Ridge, Godalming



Approximate Gross Internal Area  
65.7 sq m / 707 sq ft  
Enclosed Sideways  
21.75 sq m / 234 sq ft  
Store / Utility = 14.5 sq m / 156 sq ft  
Total = 101.95 sq m / 1097 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.



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.



Hillcrest, Primrose Ridge  
Godalming Surrey GU7 2NY

Price: Guide Price £400,000 Freehold










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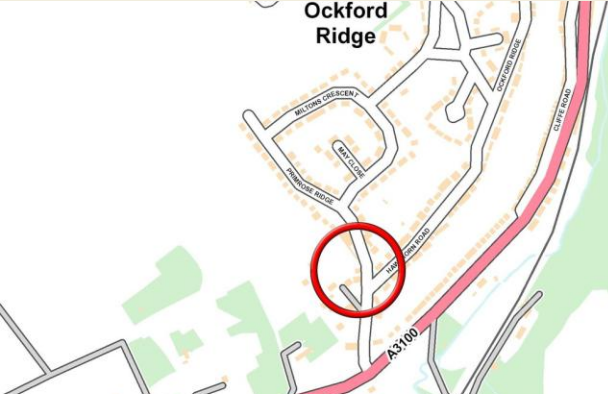
**DESCRIPTION:** The property is a delightful detached bungalow set in an attractive westerly facing garden and located in Primrose Ridge, an established residential road lying within easy reach of both Godalming and Milford centres between them offering an excellent range of shops, leisure and recreational facilities together with the choice of mainline stations, bus routes and easy access to the A3 providing road links to London and the south coast. The property, which was built in the 1970s, provides well planned accommodation and also offers excellent potential for extension, subject to obtaining any necessary consents. The accommodation currently comprises an entrance hall, dual aspect sitting/dining room with double doors leading out onto the garden, kitchen, two double bedrooms, one having an en-suite dressing room that could create a 3rd bedroom, and a shower room. At the side there is a large enclosed area used as a sun room with door leading out to the garden, while the garage has been divided creating a useful utility room and store. Outside a double with driveway provides off-road parking and the rear garden has been attractively arranged and enjoys a Westley aspect. Internal inspection is highly recommended.

AT A GLANCE

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Dressing Room/Possible 3rd Bedroom
- Shower Room
- Double Glazing & Central Heating
- Large Enclosed Sideway
- Utility Room & Store (Garage)
- Double Width Driveway
- Westerly Facing Garden

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1.4m
	DISTANCE TO A3 AND M25	
	A3	1.4m
	DISTANCE TO CENTRE	
	Milford	0.7m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.5m
	COUNCIL TAX	
	Band	E



**DIRECTIONS:** Proceed out of Godalming in a southerly direction on the Ockford Road and at the roundabout opposite the Inn on the Lake take the second exit onto the A3100 towards Milford and proceed under the railway bridge, After approximately 1/2 mile tum right into Primrose Ridge. Continue along Primrose Ridge and Hillcrest will be found after a short distance on your left hand side.

