

19b Grove Road

Godalming Surrey GU7 1RE



EMERY & ORCHARD
ESTATE AGENTS



A semi detached four bedroom town house offering bright, spacious and adaptable accommodation enjoying an elevated setting with lovely views over Godalming located within walking distance of the high street and main line station. EPC=B

Price: £649,950
Freehold

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Entrance Hall ♦ Living Room ♦ Dining Room ♦ Kitchen ♦ Utility Room ♦ Cloakroom ♦ Four Bedrooms ♦ Three Bathrooms (Two En-Suite) ♦
Garage ♦ Terrace Garden and Lovely Views

DESCRIPTION: 19b Grove Road is a semi detached four bedroom town house built in 2008 to a high standard and specification having brick elevations with double glazed windows under a pitched tiled roof. Internally, the accommodation is arranged over four levels being cleverly designed to provide bright and spacious rooms many of which enjoy far reaching views over Godalming. On the ground floor there is a large entrance hall providing access to a utility room, cloakroom and the integral garage. On the first floor there is a spacious living room and a well fitted kitchen with adjoining dining room that enjoys direct access into the garden. On the second floor there is a guest bedroom with en-suite shower room, two further bedrooms and bathroom whilst on the top floor there is the master bedroom suite with en-suite bathroom. Outside, a driveway provides off road parking and gives access to a large integral garage with ample storage and workspace at the rear. The garden is to the rear of the property and is arranged on several terraces with lawn and patio areas and views from the higher terraces over Godalming.

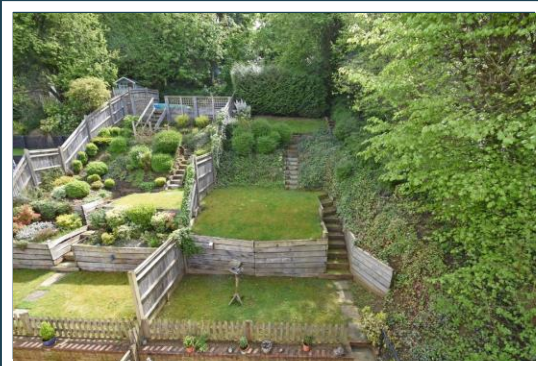
SITUATION: The property occupies a superb elevated setting in Grove Road enjoying spectacular views over Godalming. The town centre is within a short walk and provides an excellent variety of shops, supermarkets, leisure and recreational facilities together with a number of public houses and restaurants. For the commuter, Godalming main line station is also within walking distance providing a fast and regular service to Waterloo in approximately 45 minutes and Guildford in approximately 10 minutes. A regular bus service is also available nearby and Guildford lies approximately 4 miles to the north. Access to the A3 which links with the M25 is available at Milford and provides road communications to London and the south coast as well as both Heathrow and Gatwick airports via the M23 and M25 motorways. Schools to suit all age groups are available in the surrounding district and for the walking enthusiast there are many areas of outstanding natural beauty nearby including the National Trust Winkworth Arboretum, as well as much common and heathland.

Directions: Proceed out of Godalming in a southerly direction on the A3100 Ockford Road towards Milford. After approximately ½ mile Grove Road will be seen on your left hand side. 19b will then be found on the brow of the hill on your left 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.

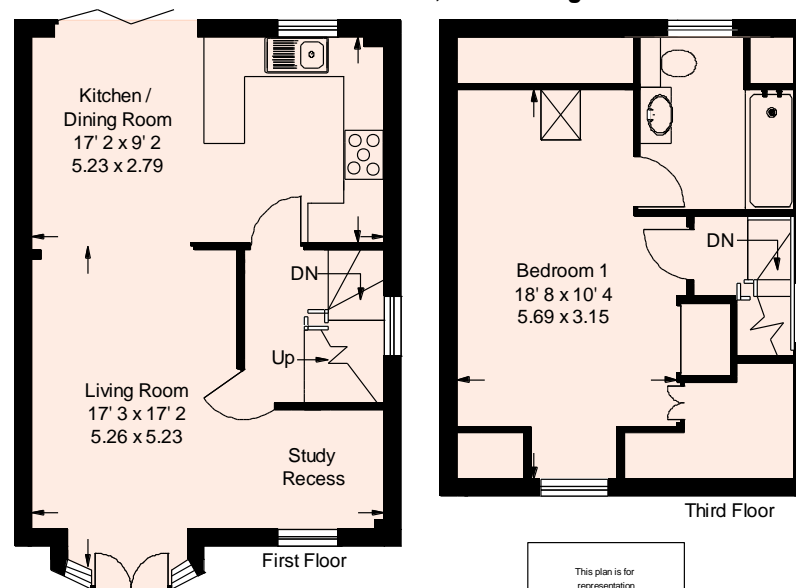


Godalming Main Line Station – 0.5 miles (Waterloo approx 45/50 mins) Godalming – 0.5 miles Guildford – 5.9 miles
 Farnham – 9.8 miles Haslemere – 8.4 miles Gatwick – 32.8 miles Heathrow – 29.9 miles
 A3 – 2.2 miles M25 – 15.6 miles M3 – 23.5 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
83	85	83	84
Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

19b Grove Road, Godalming



APPROX GROSS
INTERNAL FLOOR AREA:
1540 SQFT / 143.14 SQM

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.

