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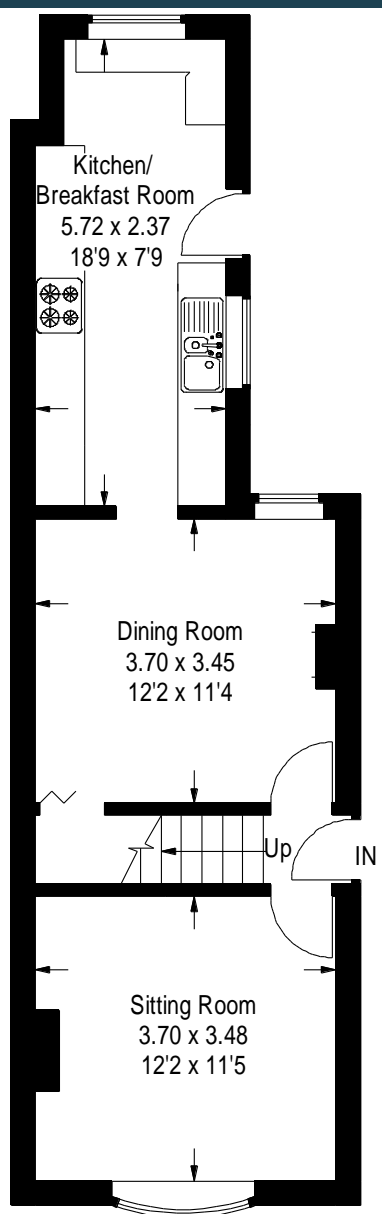
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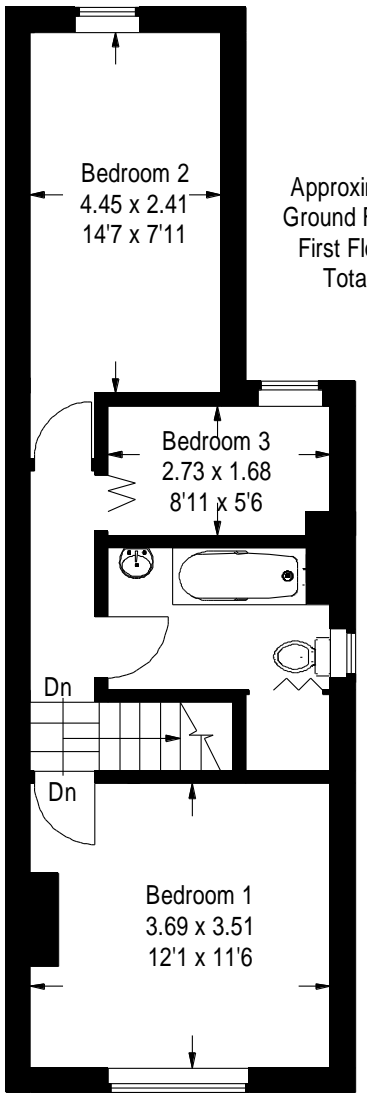
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Peperharow Road, Godalming



Ground Floor

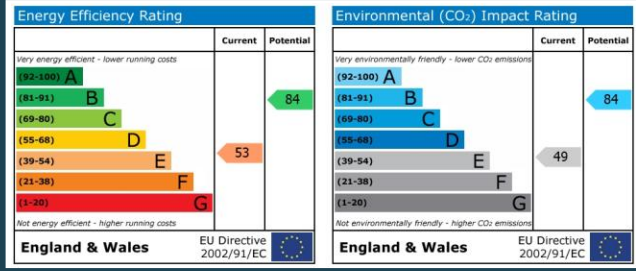


First Floor

Approximate Gross Internal Area
Ground Floor = 44 sq m / 474 sq ft
First Floor = 41 sq m / 441 sq ft
Total = 85 sq m / 915 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.



43 Peperharow Road
Godalming Surrey GU7 2PH

Price: £539,500 Freehold








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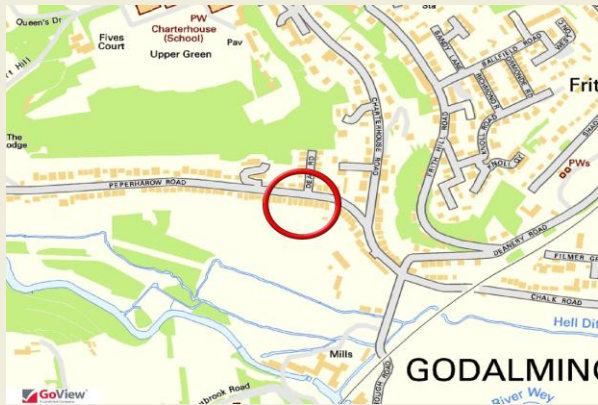
DESCRIPTION: 43 Peperharow Road is an attractive three bedroom semi-detached house believed to have been built around the turn of the last century, being traditionally constructed having rendered elevations under a pitched tiled roof. In recent years, the house has been the subject of many improvements with works that have included a refitted kitchen with range of Smeg integrated appliances. Internally, the house provides spacious and well planned accommodation which includes on the ground floor a sitting room with open fireplace, dining room and kitchen with breakfast area, whilst on the first floor there are three bedrooms and bathroom. The house also benefits from gas fired central heating, many replacement sealed unit double glazed windows and potential for loft conversion and extension subject to planning permission. Outside, a dropped kerb gives access to off-road parking for two cars and to the rear of the house there is a level enclosed south-facing garden offering a good deal of privacy with many mature shrubs and trees. Towards the end of the garden there is a useful timber studio. The house is likely to appeal to purchasers looking for a character property that is within walking distance of the town centre and main line station.

AT A GLANCE

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Gas Heating
- Many Replacement Double Glazed Windows
- Off Road Parking
- South Facing Rear Garden

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.6m
	DISTANCE TO A3 AND M25	
	A3	2.5m
	DISTANCE TO CENTRE	
	Godalming	0.6m
	DISTANCE TO SCHOOLS	
	Infant	0.5m
	COUNCIL TAX	
	Band	D



DIRECTIONS: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road and at the next roundabout turn left into Chalk Road. Continue under the railway bridge into Charterhouse Road and take the second turning left into Peperharow Road. Number 43 will then be found after a short distance on the left hand side.

