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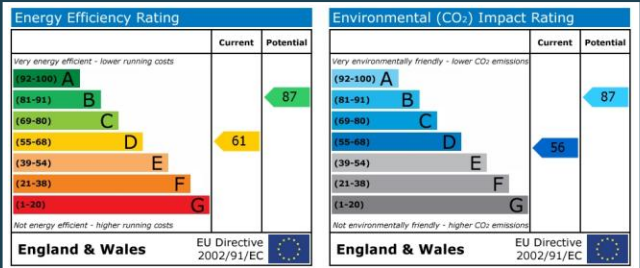
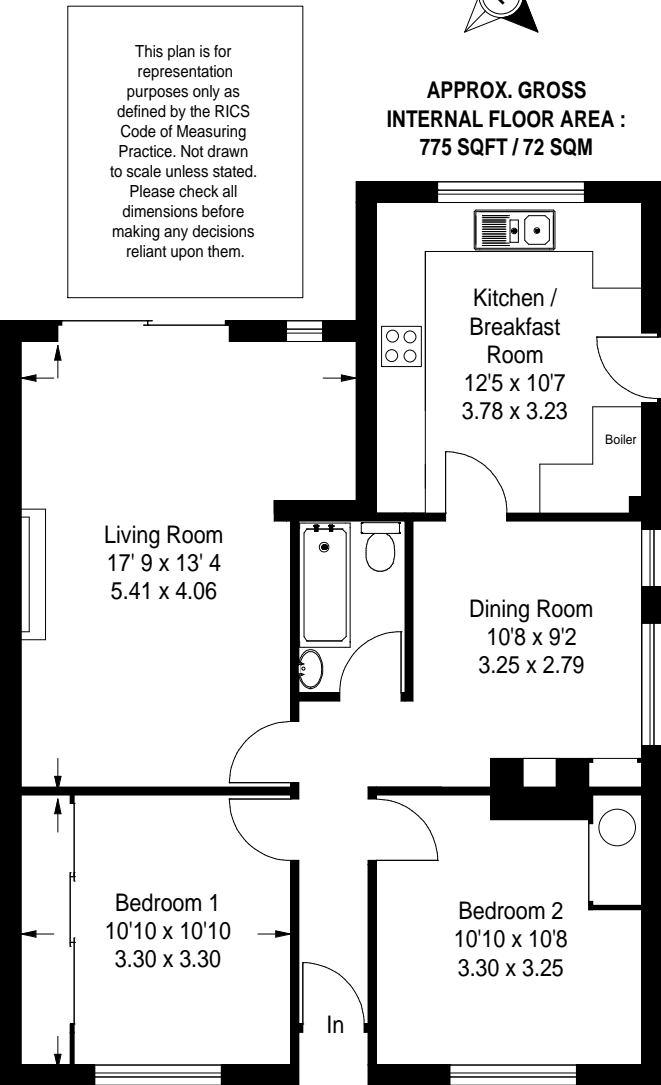
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51 Eashing Lane, Godalming



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.



51 Eashing Lane  
Godalming Surrey GU7 2LB

Price: £375,000 Freehold










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**DESCRIPTION:** 51 Eashing Lane is a detached two bedroom bungalow occupying an elevated setting being accessed via a pedestrian pathway from Eashing Lane. The house is believed to have been originally constructed in the 1930s having painted brick elevations under a pitched tiled roof. Over the years the present owner has substantially improved the property with works that have included rewiring, a re-fitted kitchen and bathroom with power shower. The accommodation is presented in excellent decorative order and includes a large 17ft L-shaped living room, kitchen/breakfast room, dining room, two double bedrooms and bathroom. The property also benefits from gas fired central heating, replacement sealed unit double glazed windows and a floored, lined and insulated loft providing useful storage. Outside, the garden is arranged mainly to the rear of the house being fully enclosed with patio area enjoying a private southerly aspect. The property is likely to appeal to purchasers seeking a detached property that is conveniently located within easy reach of the town centre and main line station.

AT A GLANCE

- Entrance Hall
- 17ft Living Room
- Separate Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Replacement Double Glazing
- Well Maintained Gardens With Shed & Outside Tap
- Easy Reach of the Town Centre & Station

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1m
	DISTANCE TO A3 AND M25	
	A3	1.7m
	DISTANCE TO CENTRE	
	Godalming	1m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.2m
	COUNCIL TAX	
	Band	D



**DIRECTIONS:** Proceed out of Godalming in a southerly direction along Flambard Way which continues into Ockford Road. At the first roundabout (opposite the Inn on the Lake) take the second exit towards Milford. After passing under the railway bridge take the first turning right into Eashing Lane and continue up the hill for approximately 200 yards passing Quarry Hill on your left hand side. The next turning on your left is Old Lodge Close and the pedestrian pathway leading to 51 Eashing Lane will be found on the corner of Old Lodge Close. Number 51 is the second property along.

