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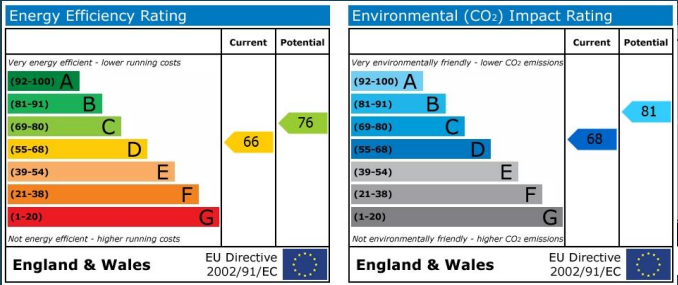
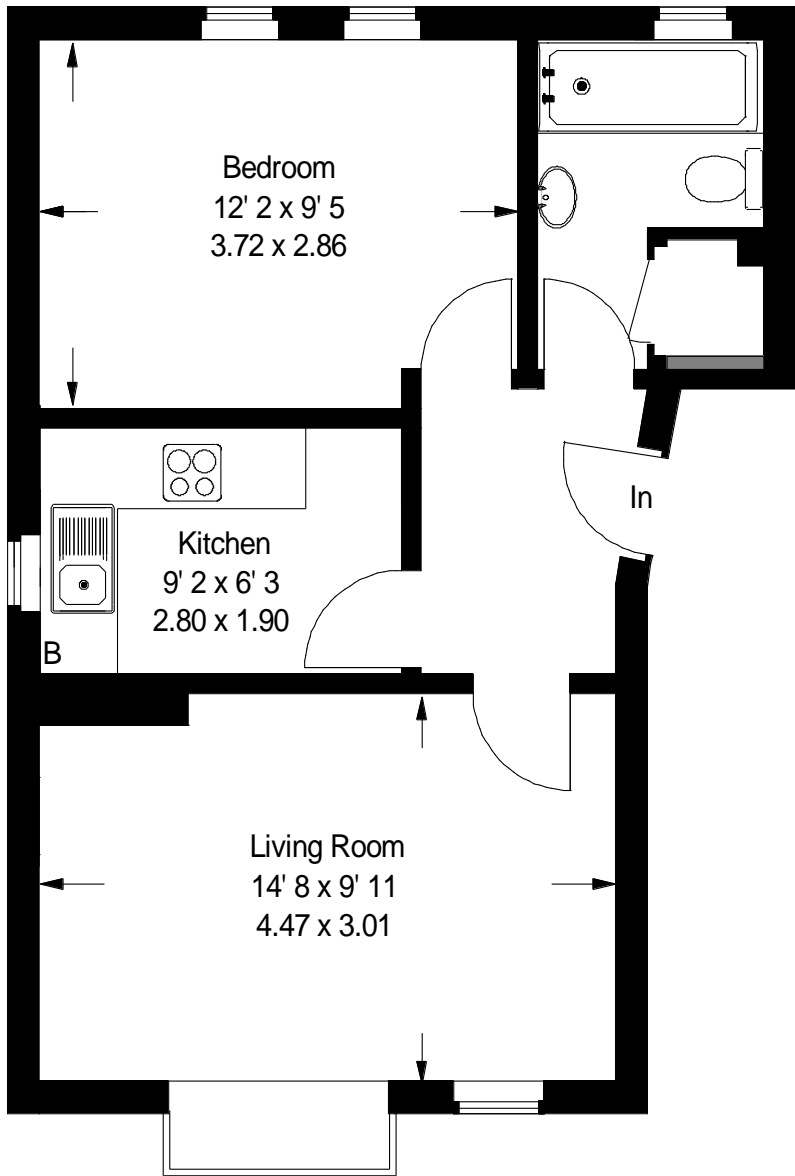


**Badgers Hollow,  
Peperharow Road,  
Godalming**

APPROX. GROSS  
INTERNAL FLOOR AREA  
419 SQFT / 39 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. 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.



**18 Badgers Hollow Peperharow Road  
Godalming Surrey GU7 2PX**

**Price: £225,000 Leasehold**





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Price: £225,000 Leasehold

**DESCRIPTION:** 18 Badgers Hollow is a one bedroom ground floor purpose built flat forming part of a low-level development in an established residential road within easy reach of the town centre. Internally the flat provides bright and well planned accommodation presented to a high standard that includes a living room with box bay window, kitchen, double bedroom and bathroom. The property also benefits from gas fired central heating and double glazed windows. The development is set in attractively arranged communal gardens and there is also the benefit of private residents parking. The flat would make an ideal investment or first time purchase and is highly recommended for inspection.

AT A GLANCE

- Communal Entrance Hall
- Living Room with Box Bay Window
- Kitchen
- Double Bedroom
- Bathroom
- Gas Heating
- Double Glazing
- Allocated Parking
- Easy Reach Of Town Centre
- Ideal First Time Purchase

KEY FACTS

	<b>DISTANCE TO STATION</b>	
	Godalming	0.7m
	<b>DISTANCE TO A3 AND M25</b>	
	A3	2.6m
	<b>DISTANCE TO CENTRE</b>	
	Godalming	0.8m
	<b>DISTANCE TO DOC'S &amp; DENTIST</b>	
	The Mill Medical Practice	1.3m
	<b>COUNCIL TAX</b>	
	Band	C



**DIRECTIONS:** From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Road. Continue along Chalk Road passing under the railway bridge and take the second turning on your left hand side into Peperharow Road. Badgers Hollow will then be found after a short distance on your right hand side.

