

01483 419 300

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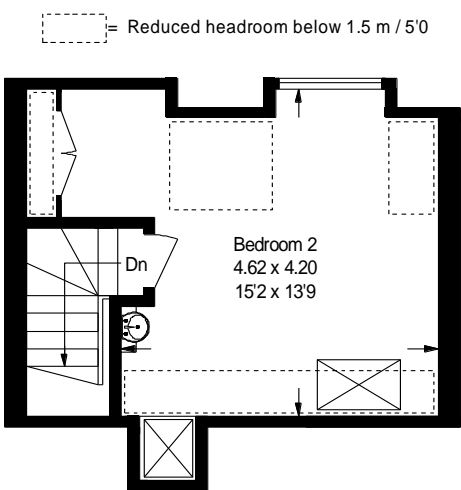
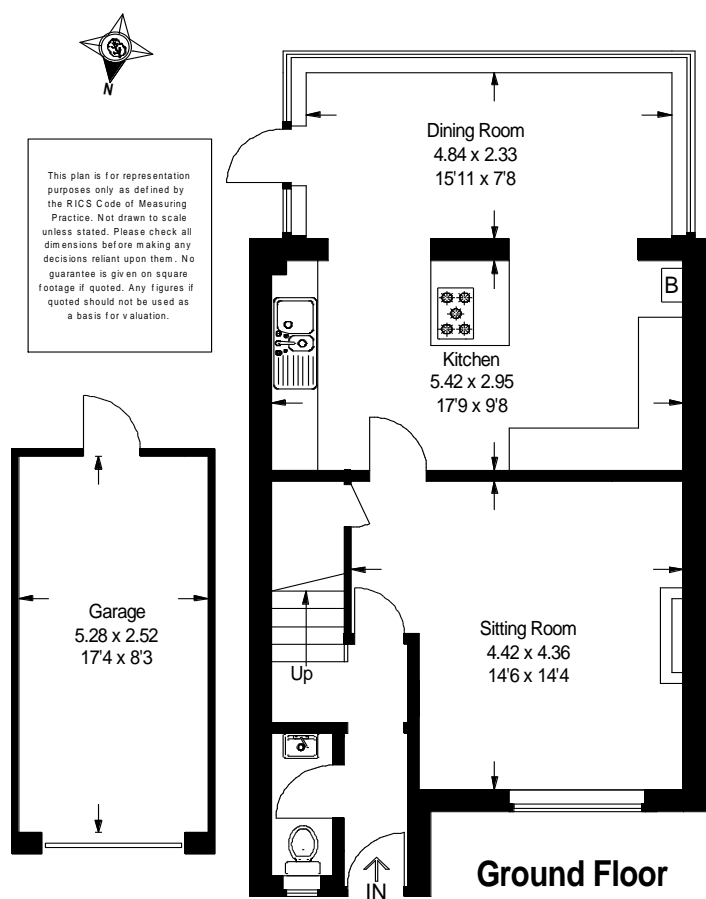
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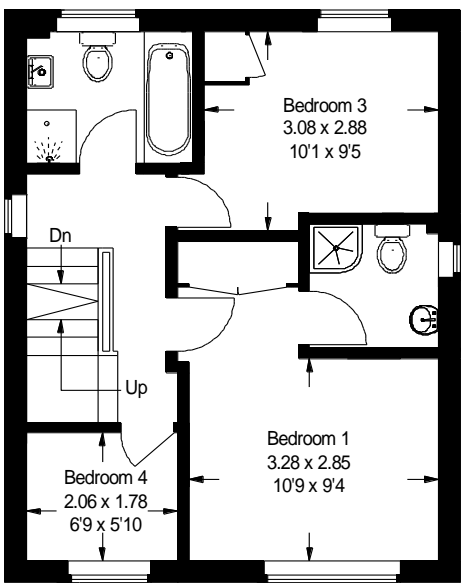


Lammas Road, Godalming

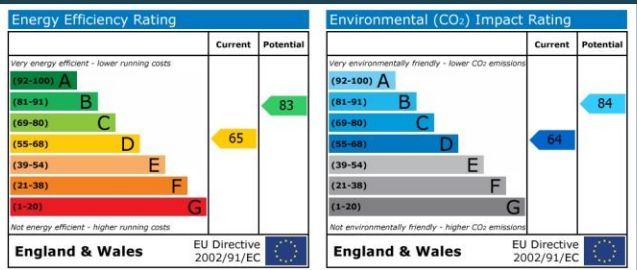
Approximate Gross Internal Area
Ground Floor = 55.9 sq m / 602 sq ft
First Floor = 40.6 sq m / 437 sq ft
Second Floor (Including Reduced Headroom)
24.2 sq m / 260 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 133.9 sq m / 1441 sq ft



Second Floor



First Floor



Cranford
13 Lammas Road, Godalming, Surrey, GU7 1YL

Price: £589,950 Freehold



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.

Cranford

13 Lammas Road, Godalming Surrey GU7 1YL






Price: £589,950 Freehold

DESCRIPTION: Cranford is an attractive four bedroom detached family home believed to have been built in the late 1980s having red brick elevations under a pitched tiled roof. Over the years the house has been the subject of many improvements with works that have included a loft conversion and the addition of a large conservatory/dining room adjoining the kitchen. Other works have included the re-fitting of the kitchen as well as the family bathroom and en-suite shower room. Internally, the house is presented in good decorative order with bright and spacious accommodation that includes on the ground floor an entrance hall, cloakroom, living room and kitchen with adjoining conservatory/dining room. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and family bathroom whilst on the second floor there is a large double bedroom. The house also benefits from replacement sealed unit double glazed windows and gas fired central heating. Outside, there is a driveway providing off road parking leading to a single garage. The gardens are arranged to the rear of the house being fully enclosed with a level lawn and patio area screened by mature shrubs and trees. Cranford is likely to appeal to purchasers seeking a family house in a convenient location being within easy reach of the town centre and main line station.

AT A GLANCE

- Living Room
- Kitchen
- Conservatory/Dining Room
- Cloakroom
- Four Bedrooms
- Bathroom & En-Suite Shower Room
- Gas Central Heating
- Double Glazing
- Driveway & Garage
- Enclosed Rear Garden

KEY FACTS

| | | |
|---|------------------------|------|
|  | DISTANCE TO STATION | |
| | Farncombe | 0.8m |
|  | DISTANCE TO A3 AND M25 | |
| | A3 | 3.1m |
|  | DISTANCE TO CENTRE | |
| | Farncombe | 0.7m |
|  | DISTANCE TO SCHOOLS | |
| | Infant | 1.8m |
|  | COUNCIL TAX | |
| | Band | E |



DIRECTIONS: From our office in the High Street, proceed down Bridge Street, going straight across at the mini roundabout into Bridge Road. At the next roundabout, take the second exit into Meadow and continue for approximately half a mile taking the first turning right into Catteshall Road. Continue over the river and take the first turning left into Lammas Road. Shortly afterwards, follow the road to the left and the house will be located on your right.

