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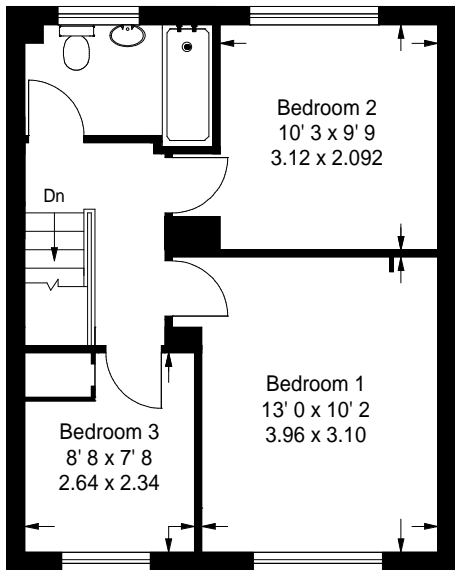
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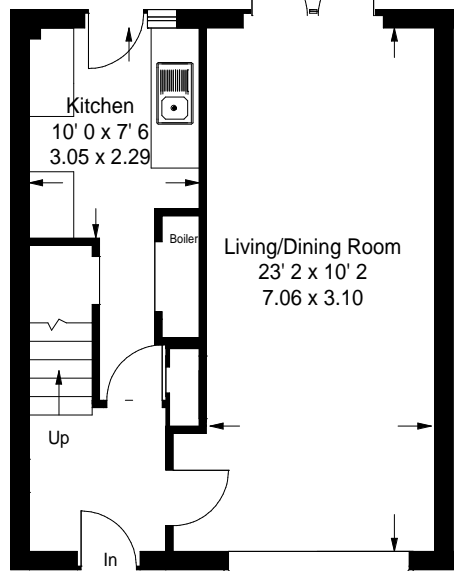
45 Chichester Close  
Witley



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.

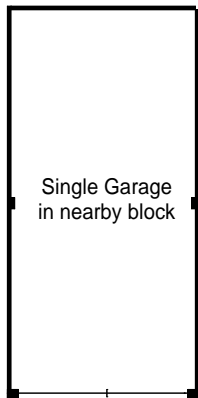


First Floor

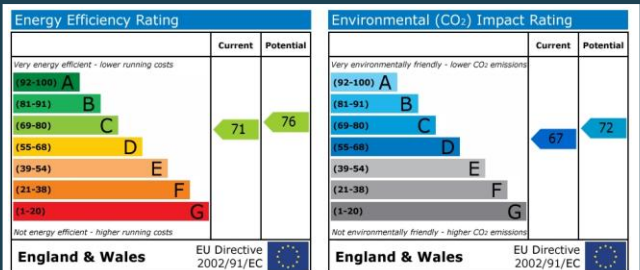


Ground Floor

APPROX. GROSS  
INTERNAL FLOOR AREA :  
840 SQFT / 78 SQM



Single Garage  
in nearby block



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.



45 Chichester Close  
Witley Surrey GU8 5PA

Price: Guide Price £359,500 Freehold










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**DESCRIPTION:** An attractive three bedroom Georgian style terraced family house occupying a great location set within a small cul-de-sac within easy reach of the village centre, popular schools and nearby Mare Hill Common. The property was built in the 1970s and provides bright and well planned accommodation as well as offering potential for extension, subject to any necessary consents. On the ground floor there is an entrance hall, superb dual aspect living/dining room and kitchen. On the first floor there is a landing, three bedrooms and a bathroom. The house also benefits from gas warm air central heating and double glazing. Outside, the house benefits from an enclosed southerly facing garden with patio and area of lawn. There is also a garage in nearby block. The property is likely to appeal to purchasers seeking a well planned family home in a popular village location and early viewing is recommended.

AT A GLANCE

- Entrance Hall
- Dual Aspect Living/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Warm Air Central Heating
- Double Glazing
- Front & Rear Garden
- Garage
- Potential For Extension/Loft Conversion (STPP)

KEY FACTS

	DISTANCE TO STATION	
	Milford	1.4m
	DISTANCE TO A3 AND M25	
	A3	2.2m
	DISTANCE TO CENTRE	
	Witley	0.5m
	DISTANCE TO SCHOOLS	
	Infants	1.1m
	COUNCIL TAX	
	Band	D



**DIRECTIONS:** Proceed out of Godalming towards Milford. On reaching the village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again this time on to the A283 Petworth Road continuing towards Witley village. Turn right into Wheeler Lane immediately after The Star Public House & take the 2nd turning on the left into Sunny Hill. Continue along Sunny Hill bearing sharply round to the right and then turn left into Chichester Close.

