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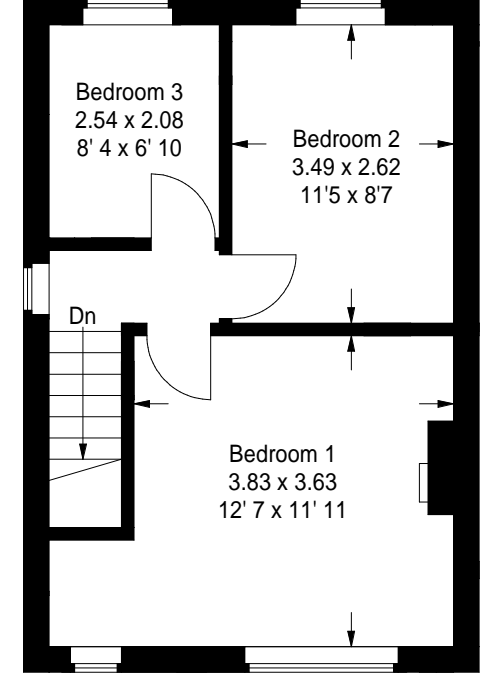
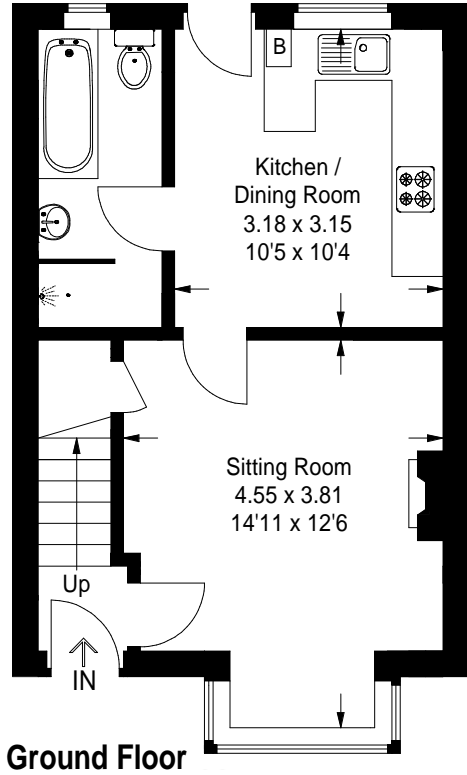
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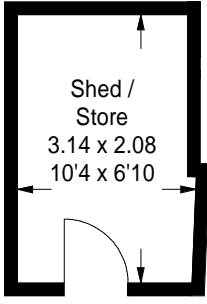


# Cliffe Road, Godalming

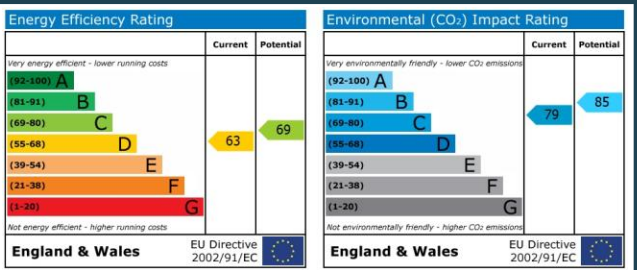
Approximate Gross Internal Area  
Ground Floor = 36.6 sq m / 394 sq ft  
First Floor = 34.7 sq m / 373 sq ft  
Outbuilding = 6.4 sq m / 69 sq ft  
Total = 77.7 sq m / 836 sq ft



First Floor



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.



13 Cliffe Road  
Godalming Surrey GU7 2JX

Price: £375,000 Freehold – No Onward Chain










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**DESCRIPTION:** 13 Cliffe Road is an attractive three bedroom detached family house, traditionally constructed having brick elevations under a pitched tiled roof. The property is believed to have been originally built in the 1930s and has recently been the subject of considerable improvement with works that have included the re fitting of both the bathroom with separate walk in shower and kitchen with built in washing machine and dishwasher. The house has also been completely re decorated and has newly fitted carpets throughout as well as benefiting from gas fired central heating and replacement sealed unit double glazed window. Internally the house provides bright and well planned accommodation that includes on the ground floor an entrance hall, bay fronted living room, good size kitchen/dining room and bathroom, while on the first floor there is a landing and three bedrooms. Outside, the gardens are arranged to the rear of the property and have been attractively landscaped over a number of terraces offering a good deal of privacy and enjoying a lovely outlook over woodland beyond. There is also a wide concrete side way giving access to a useful garden store. The property is likely to appeal to purchasers seeking an individual detached property in a convenient location and internal inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Living Room
- Kitchen/Dining room
- Bathroom
- Three Bedrooms
- Gas Heating
- Double Glazed Windows
- Useful Storage Shed
- Large Terraced Rear Garden
- Views towards Woodland

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.8m
	DISTANCE TO A3 AND M25	
	A3	1.7m
	DISTANCE TO CENTRE	
	Godalming	1m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.5m
	COUNCIL TAX	
	Band	D



**DIRECTIONS:** From our office proceed up the high street passing the Pepperpot and turning left at the 'T' junction and on to the first set of traffic lights. Turn right at these lights into the Ockford Road and continue on to the roundabout by the Inn on the Lake. Take the second exit at the roundabout continuing under the railway bridge and then take the first turning on your right into Eashing Lane and immediately left into Cliffe Rise. Continue along Cliffe Rise which leads into Cliffe Road and Number 13 will be found after a short distance on your right hand side where you should see our For Sale board.

