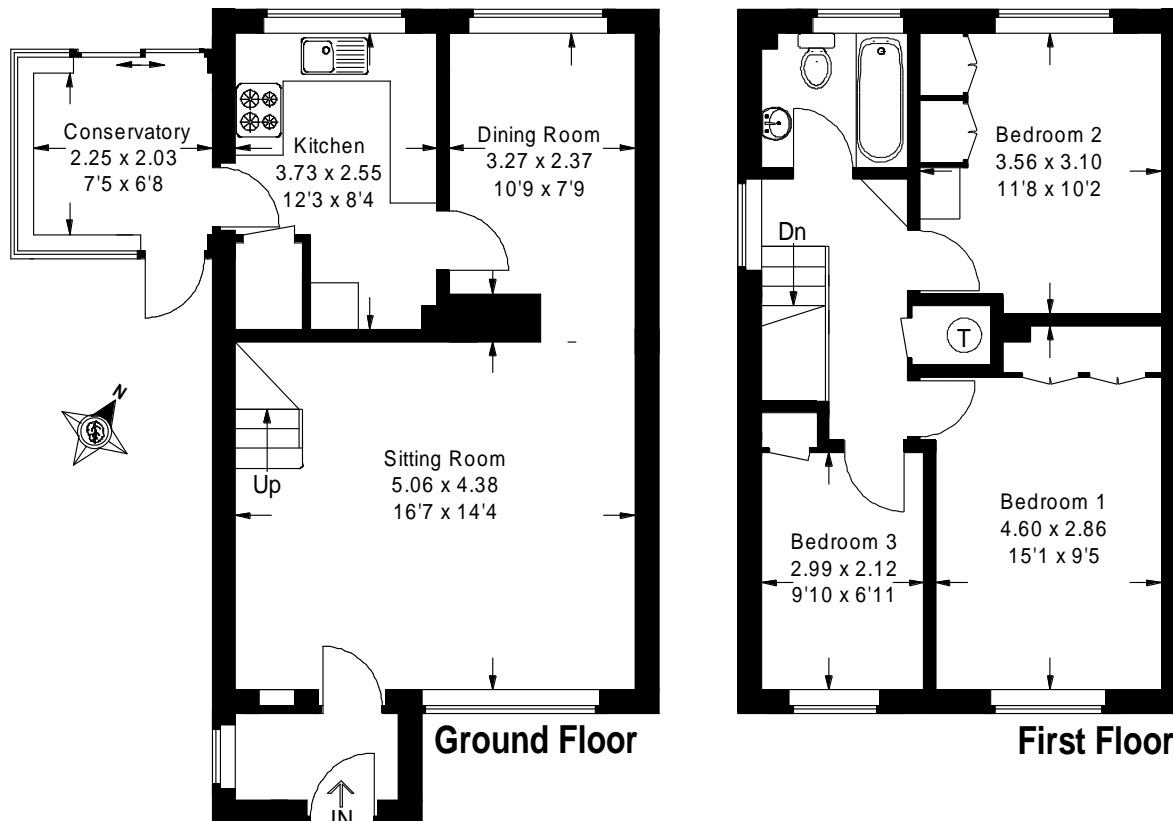
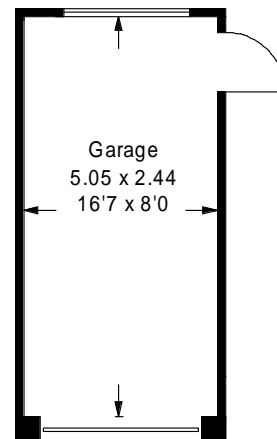


South Hill, Godalming

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.

Approximate Gross Internal Area
Ground Floor = 50.7 sq m / 546 sq ft
First Floor = 41.9 sq m / 451 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 105 sq m / 1130 sq ft



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Emery & Orchard
ESTATE AGENTS



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	83
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	66
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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. The distance to services and schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.

74 South Hill
Godalming Surrey GU7 1JU
Price: £425,000 Freehold



74 South Hill
Godalming
Surrey
GU7 1JU

PRICE: £425,000 Freehold

DESCRIPTION: A bright and spacious three bedroom semi-detached family home set in an established residential road located within easy reach of the town centre. The property is believed to have been originally built in the 1970s being traditionally constructed having brick and part tile-hung elevations under a pitched tiled roof. In more recent years the house has been the subject of many improvements and offers well designed and planned accommodation ideally suited to family life. This includes on the ground floor an enclosed entrance porch, sitting room, dining room, fitted kitchen with built-in oven and hob and conservatory. On the first floor there is a landing, three good sized bedrooms and a bathroom. The house also benefits from gas fired central heating and replacement sealed unit double glazed windows. There is also potential to extend the property subject to obtaining any necessary consents. Outside, a concrete driveway provides off road parking and leads to a single garage. The gardens are arranged mainly to the rear of the house and are fully enclosed with two terraces, the upper terrace having a concrete patio area leading onto a level lawn with well stocked flower and shrub borders. The house is likely to appeal to purchasers seeking a well planned family home in a highly convenient location and an internal inspection is highly recommended.

- Enclosed Entrance Porch
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Driveway & Garage
- Enclosed Rear Garden
- Approximate Floor Area 1130 sq ft Including garage

SITUATION: Godalming is a typical English market and coaching town situated on the River Wey. It has a population of approximately 21,000 and lies midway between London and the south coast. The town still retains a market every Friday and has a good selection of independent and national retailers amongst its narrow and attractive streets, many of which are lined with ancient and historic buildings. The town also benefits from a good number of pubs, restaurants and cafes together with occasional visiting French and Italian markets, and an annual Godalming Food Festival. For the commuter, Godalming and Farncombe main line stations serve Waterloo in approximately 45 minutes and bus services are available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Milford and provides road communication to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Sporting and recreational facilities are well catered for at Godalming Leisure Centre located at Broadwater Park, which also offers a driving range and golf course as well as tennis courts. There are an excellent number of private and state schools in the town serving all age groups and for the walking enthusiast there are many areas of outstanding natural beauty in the surrounding area including much common and heath land owned or managed by The National Trust.

DIRECTIONS: From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the first set of traffic lights and turn left. At the roundabout by Sainsbury's take the right hand turning into Catteshall Lane. Continue along for a short distance and at the next mini roundabout turn left and then take the first turning on your right hand side into South Hill. Continue up South Hill and Number 74 will be found on your right hand side where you should see our For Sale board.



DISTANCE TO STATION		
Godalming		0.7m
Guildford		5.3m



DISTANCE TO A3 AND M25		
A3		3.0m
M25		15.5m



DISTANCE TO CENTRE		
Guildford		5.3m
Godalming		0.3m



DISTANCE TO SCHOOL		
Infant		0.4m
Junior		0.5m
Secondary		1.7m



COUNCIL TAX		
Band		D

