



6 Woodcote

Godalming Surrey GU7 2EG

Asking Price: £495,000 Freehold



- Established Residential Area
- Close to the Town Centre & Main Line Station
- Spacious Entrance Hall
- Living/Dining Room
- Kitchen with Range of Integrated Appliances
- Recently Refitted Cloakroom
- Three Bedrooms
- Refitted Bathroom
- Gas Heating & Double Glazing
- Enclosed Rear Garden and Garage in Nearby Block



A well planned, bright and spacious three bedroom terrace house with private garden and garage, located in the popular Frith Hill/Charterhouse area of Godalming, being within easy access of the town centre and main line station (London Waterloos 45 Mins).









Godalming Main Line Station – 0.8 miles (Waterloo approx.
45 mins)

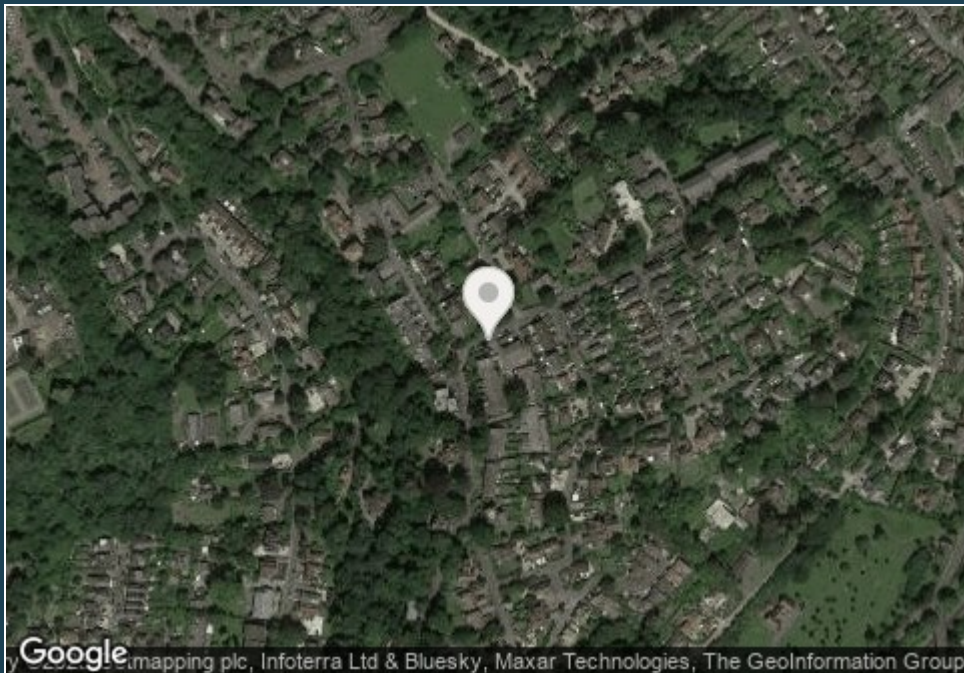
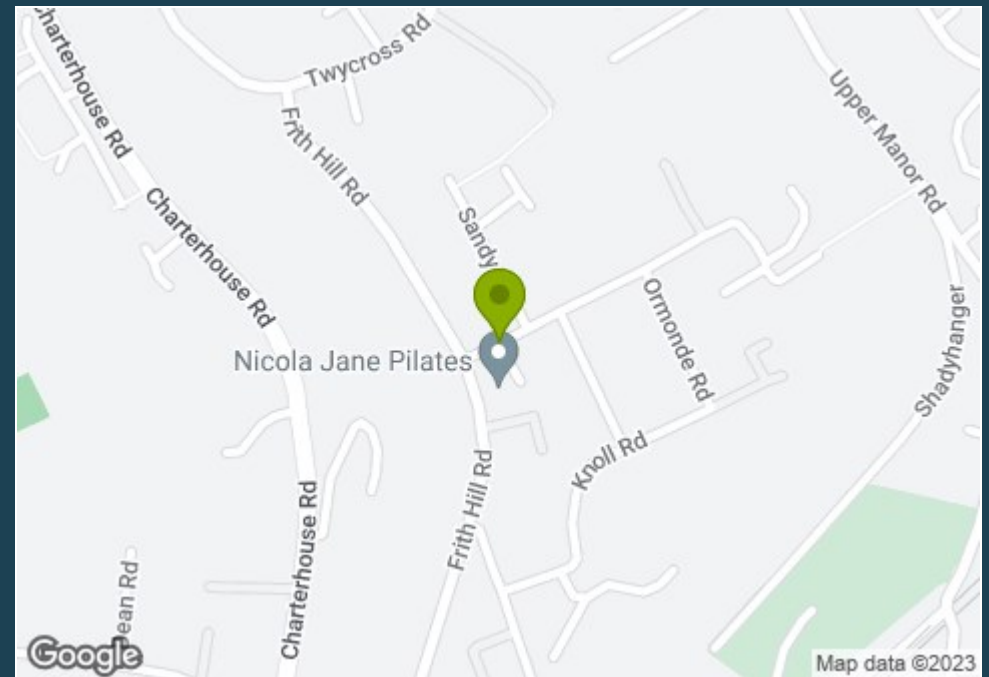
Godalming High Street – 0.8 miles

Doctors – 0.9 miles Dentist – 0.8 Miles

A3 – 2.2 miles M25 – 13.9 miles M3 – 13.5 miles

Council Tax Band - D Payable - £2,216.38 (2022/23)

Energy Efficiency Rating 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 turn left into Chalk Road continuing under the railway bridge and on into Charterhouse Road. Continue along Charterhouse Road and take the first turning right after passing under the road bridge into Twycross Road. Take the second turning on your right hand side into Frith Hill Road and then first left into Ballfield Road. Woodcote will then be found immediately on your right hand side.



**Emery &
Orchard**
ESTATE AGENTS

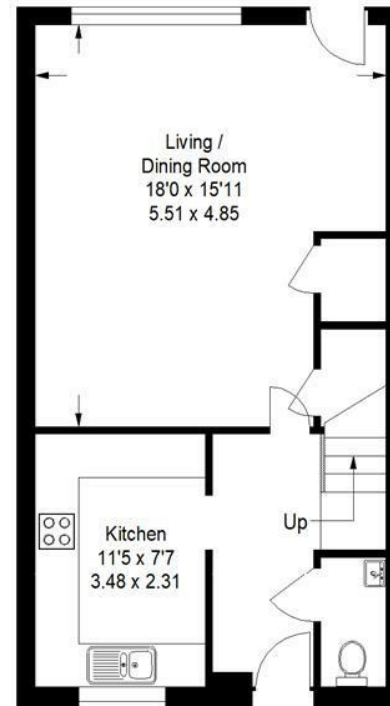
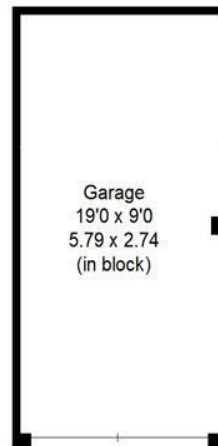
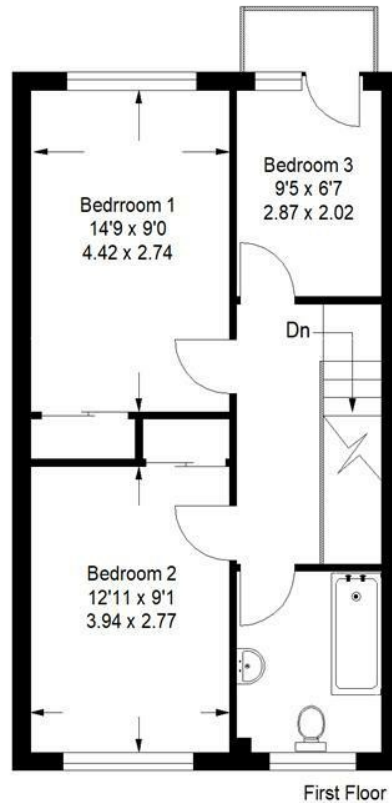
01483 419 300

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Godalming
Surrey
GU7 1EB

email: office@emery-orchard.co.uk

**Woodcote, Frith Hill Road,
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 Floor Area :-
Ground Floor 44.3 sq m / 476 sq ft
First Floor 44.3 sq m / 476 sq ft
Total 88.6 sq m / 952 sq ft

Note: 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 & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.