



21 Robin Hill

Godalming GU7 2HL

Guide Price: £550,000 Freehold





- No Onward Chain
- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Driveway
- Garage
- Attractive Garden



A bright and well planned three bedroom family house with driveway, garage and attractive garden set in the much favoured Frith Hill/Charterhouse area of Godalming being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, popular schools and main line station.







Main Line Station – 1 miles (Waterloo approx. 45/50/55 mins)

Godalming Centre – 1.1 miles

Infant School – 1.1 miles Junior School – 1 mile

Secondary School – 1.2 miles

Doctors – 1.1 miles Dentist – 0.5 miles

A3 – 2.2 miles M25 – 13.8 miles M3 – 15 miles

Council Tax Band – E Payable – £3079.90 (2025/26)

Energy Efficiency Rating – D



Directions: From our office in the High Street proceed down Bridge Street and go straight across the mini roundabout into Bridge Road. At the next roundabout, take the first turning left into Chalk Road. Continue along Chalk Road passing under the railway bridge and on into Charterhouse Road. Continue along Charterhouse Road passing under the road bridge and then take the first turning on the right into Twycross Road. Continue along Twycross Road and take the second turning on your left hand side into Hillside Way. Robin Hill will then be found as the first turning on your right



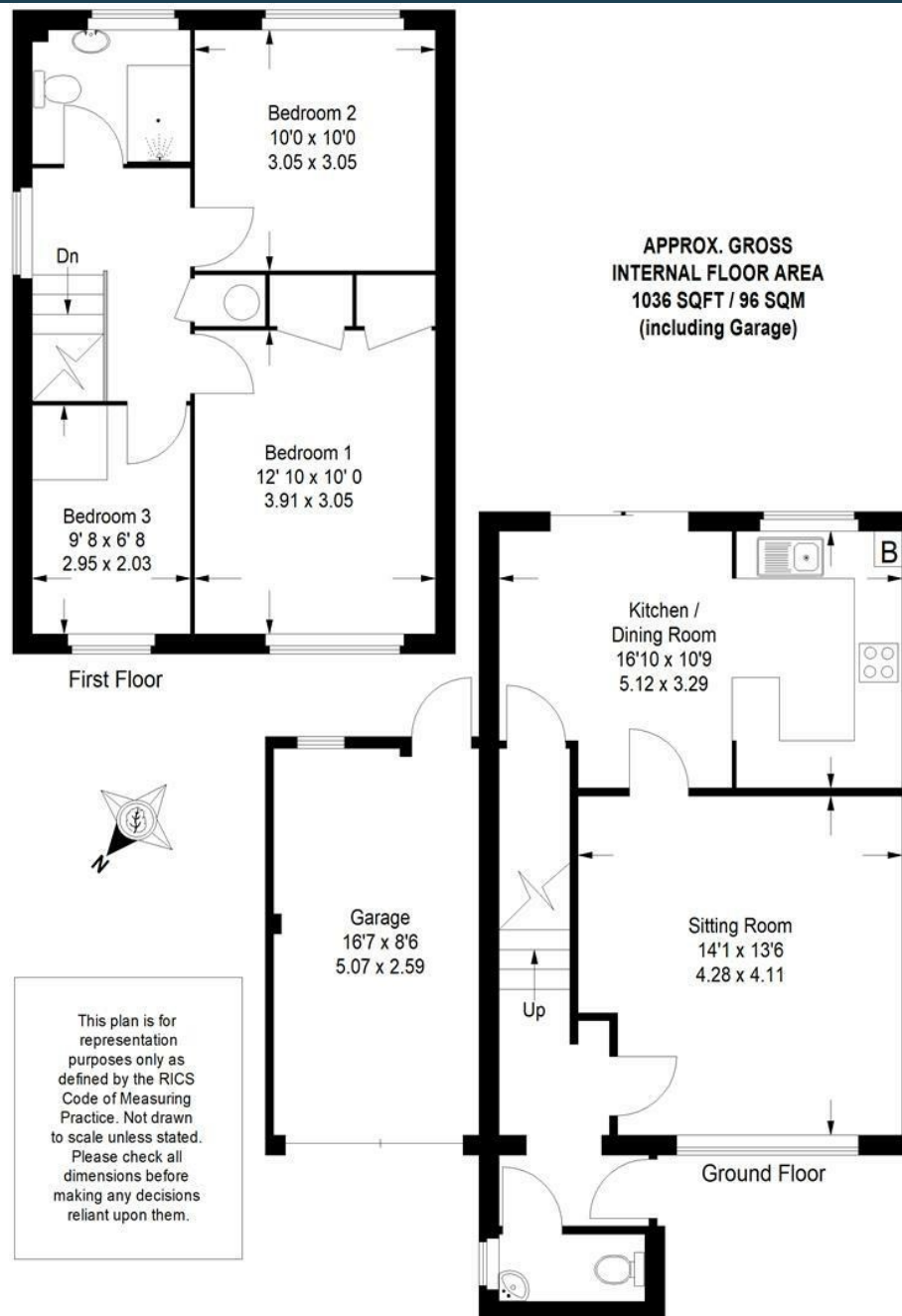


**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk



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.