



7 Lammas Road

Godalming GU7 1YL

Asking Price: £525,000 Freehold

- No Onward Chain
- Short Walk of the River Wey Tow Paths
- Easy Reach of the Town Centre & Main Line Station
- Entrance Hall & Cloakroom
- Living/Dining Room
- Kitchen
- Three Bedrooms
- Two Bathrooms
- Driveway & Garage
- Enclosed Rear Garden



A modern three bedroom link-detached house with garage and garden. The house occupies a great location forming part of a small development ideally situated being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools, nearby bus routes and main line station.





Farncombe Main Line Station – 0.7 mile (Waterloo approx. 45 mins)

Village Centre – 0.5 mile Godalming – 0.5 miles

Infant School – 0.5 mile Junior School - 0.4 miles

Secondary School – 0.9 miles - Doctors – 0.3 miles Dentist – 0.5 miles

A3 – miles 2.6 miles M25 – 15.1 miles M3 – 14.5 miles

Energy Efficiency Rating - D

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



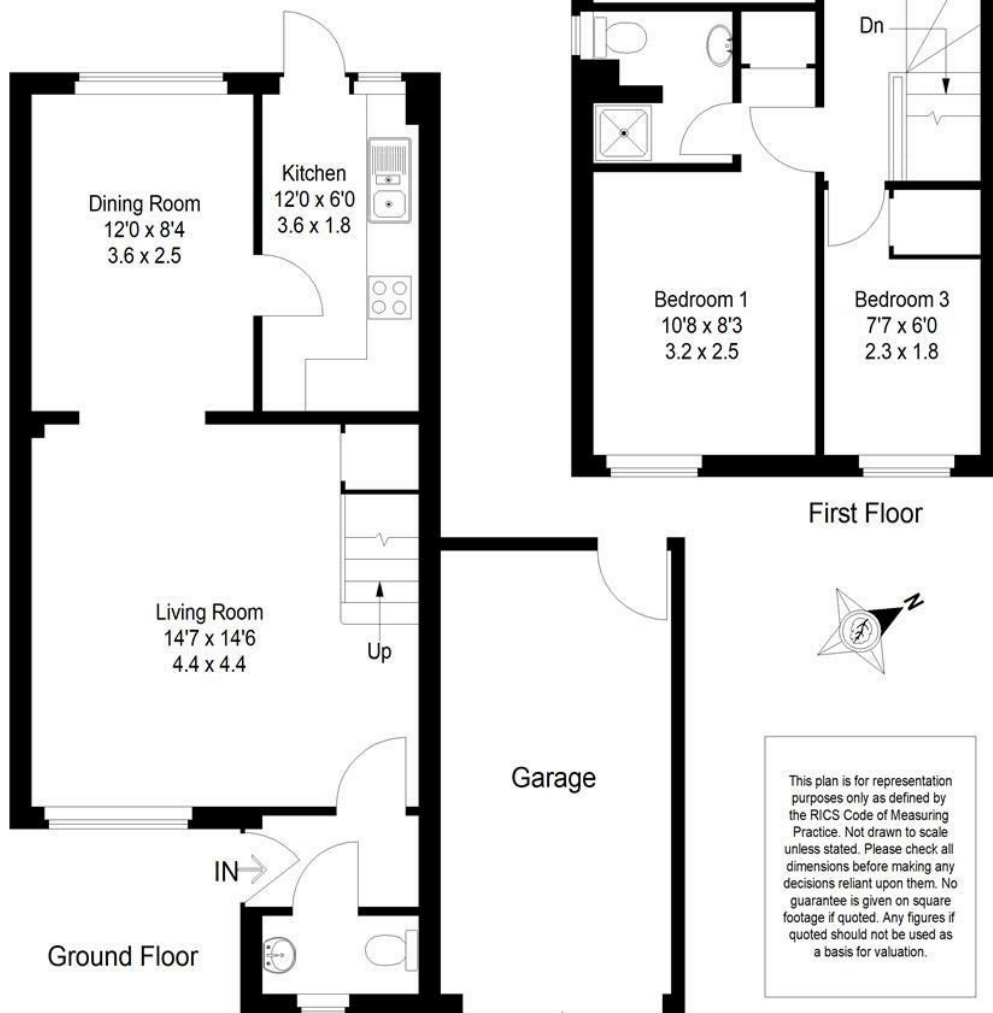
From our office in the High Street proceed down Bridge Street going straight across the mini roundabout. At the next roundabout take the second exit into Meadow (A3100). Continue for approximately ½ mile and take the first turning right into Catteshall Road. Continue over the river and take the first turning left into Lammas Road.



Lammas Road, Godalming

APPROX. GROSS
INTERNAL FLOOR AREA
965 SQFT / 90 SQM

zoopla



**Emery &
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ESTATE AGENTS

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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.

