



3

5 Hallam Road

Godalming Surrey GU7 3HW

Guide Price: £539,500 Freehold



Emery &
Orchard
ESTATE AGENTS

- Sitting Room with Open Fireplace
- Dining Room with Wood Burner
- 14ft Kitchen
- Three Bedrooms
- 1st Floor Bathroom
- Gas Central Heating
- Double Glazing
- Small Secluded Garden
- Off Road Parking
- Convenient Location



An attractive and well planned bay fronted Victorian semi detached house with two reception rooms, 14ft Kitchen and off road parking. the property occupies a great location only half a mile from the High Street with its excellent shops, restaurants, leisure, recreational facilities, bus routes and main line station.





Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Godalming – 0.5 miles

Infant School – 0.6 miles Junior School – 100 metres

Secondary School – 1 mile

Doctors – 0.5 miles Dentist – 0.5 miles

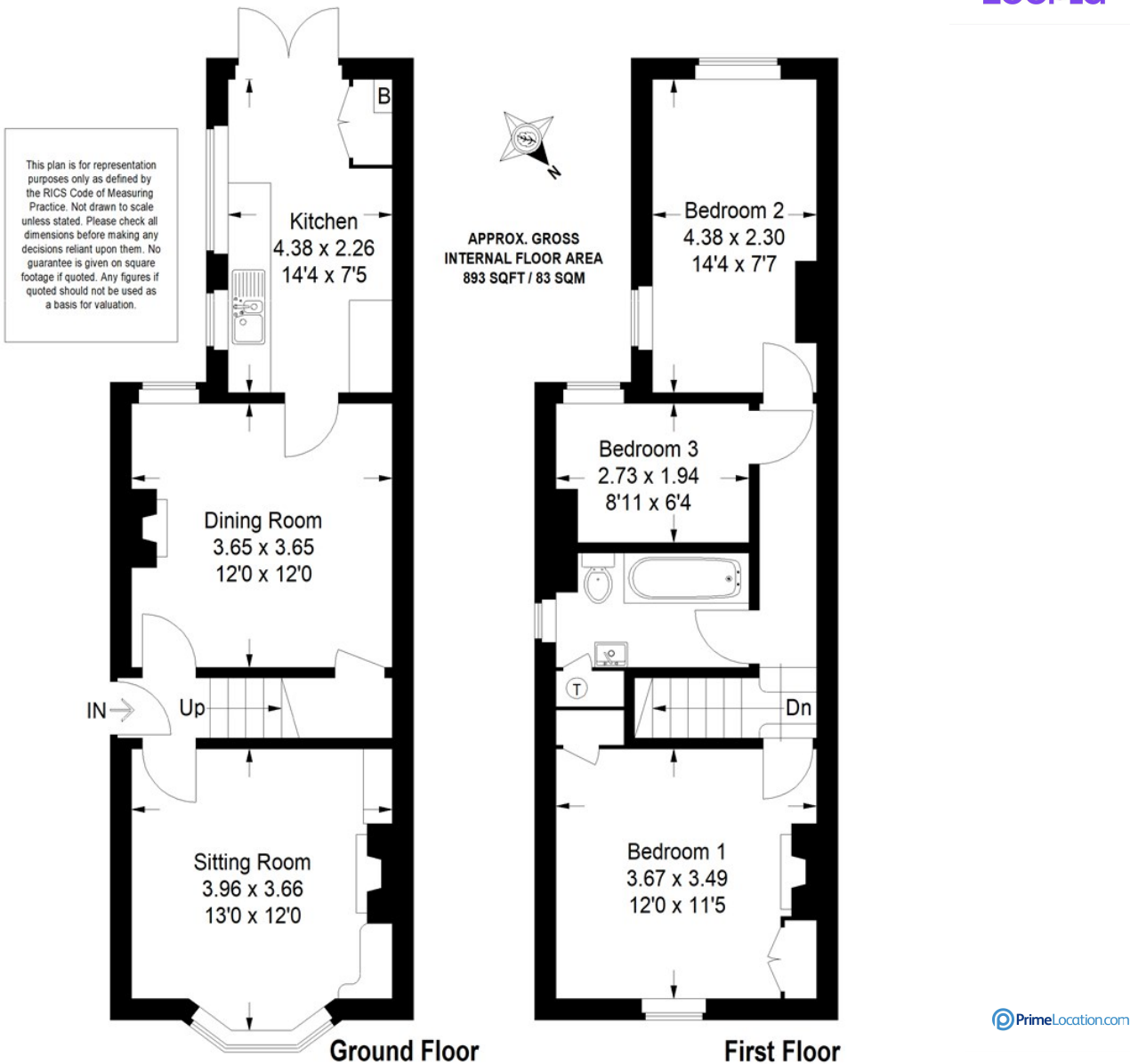
A3 – 2.4 miles M25 – 13 miles M3 – 14 miles

Council Tax Band – D Payable – £2188 EPC Rating – E



From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the 2nd exit into Meadow (A3100) and Hallam Road will then be found as the first turning on your left.





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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.

