



9 Foxwood Close

Wormley Surrey GU8 5TL

Guide Price: £500,000 Freehold

- No Onward Chain
- Private No Through Road
- Easy Reach of Witley Main Line Station (Waterloo 55 mins)
- Entrance Hall & Cloakroom
- Living Room & Separate Dining Room
- Kitchen
- Three Bedrooms & Two Bathrooms
- Gas Heating & Gas Central Heating
- Enclosed Rear Garden
- Driveway & Garage



An attractive three bedroom semi detached family house being part of a small private development built in 2000 occupying an enviable location only a short distance from local schools and Witley main line station (London Waterloo Approx. 55 Mins)





Witley Main Line Station – 0.4 mile (Waterloo approx. 55 mins)

Godalming Town Centre – 3.6 miles - Milford - 1.5 Miles

Junior School - 2.6 Miles

Secondary School – 2.4 miles - Doctors – 2.2 miles Dentist – 2.5 miles

A3 – 3.8 miles M25 – 17.9 miles M3 – 17.9 miles

Energy Efficiency Rating - C

Council Tax Band E – Payable £3028.50

N.B. There is an annual charge of approximately £200 for the upkeep of the private road.



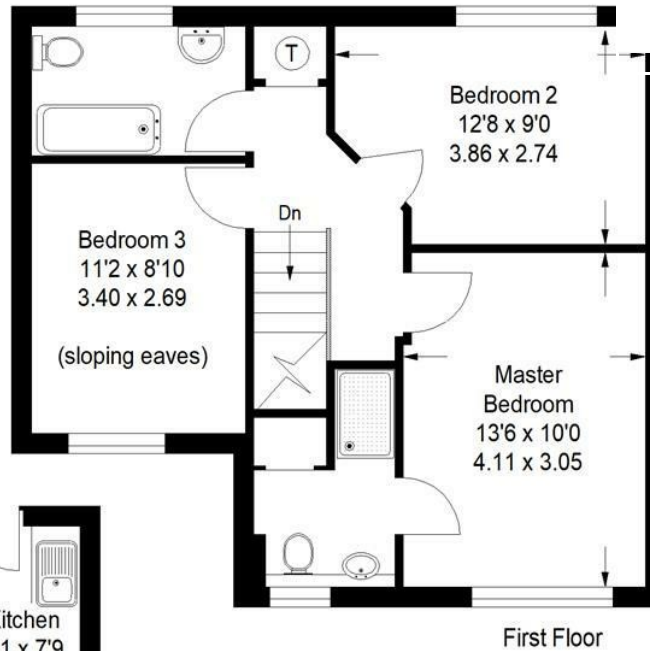
Leave Godalming in a southerly direction on the A3100 and on entering Milford village turn left at the mini roundabout into Church Road. At the next roundabout take the first exit again this time on to the A283 Petworth Road continuing through the village of Witley and on towards Wormley. After passing King Edwards School on your right hand side take the second turning right into Combe Lane. Continue past the entrance to the station and shortly afterwards turn right into Coopers Place and second right into Foxwood Close. Number 9 will then be found almost immediately on your left hand side.



Foxwood Close Wormley

Approximate Gross Internal Area :-

Garage	12.6 sq mt / 135 sq ft
Ground Floor	36.4 sq mt / 392 sq ft
First Floor	47.6 sq mt / 512 sq ft
Total	96.6 sq mt / 1039 sq ft



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.

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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.