



2c Richmond Road

Godalming GU7 2ET

Guide Price: £600,000 Freehold

- No Onward Chain
- Easy Reach of Town Centre & Main Line Station
- Entrance Hall & Cloakroom
- Fitted Kitchen With Appliances
- Sitting/Dining Room
- Three Bedrooms
- Two Bathrooms
- South Westerly Facing Garden
- Driveway
- Integral Garage



A most attractive and well designed three bedroom family home with south westerly facing garden providing accommodation that includes a cloakroom, delightful sitting/dining room, fitted kitchen with built in appliances, three good size bedrooms and two bathrooms. There is also a driveway and integral garage. The property occupies a sought after location in the popular Frith Hill/Charterhouse area being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools and bus routes while Farncombe station is only 0.6 of a mile via a nearby footpath & steps.









Station – 0.6 miles (Waterloo approx. 45/50 mins)

Farncombe Village – 0.6 miles Godalming – 0.9 miles

Infant School – 0.6 miles Junior School – 0.9 miles

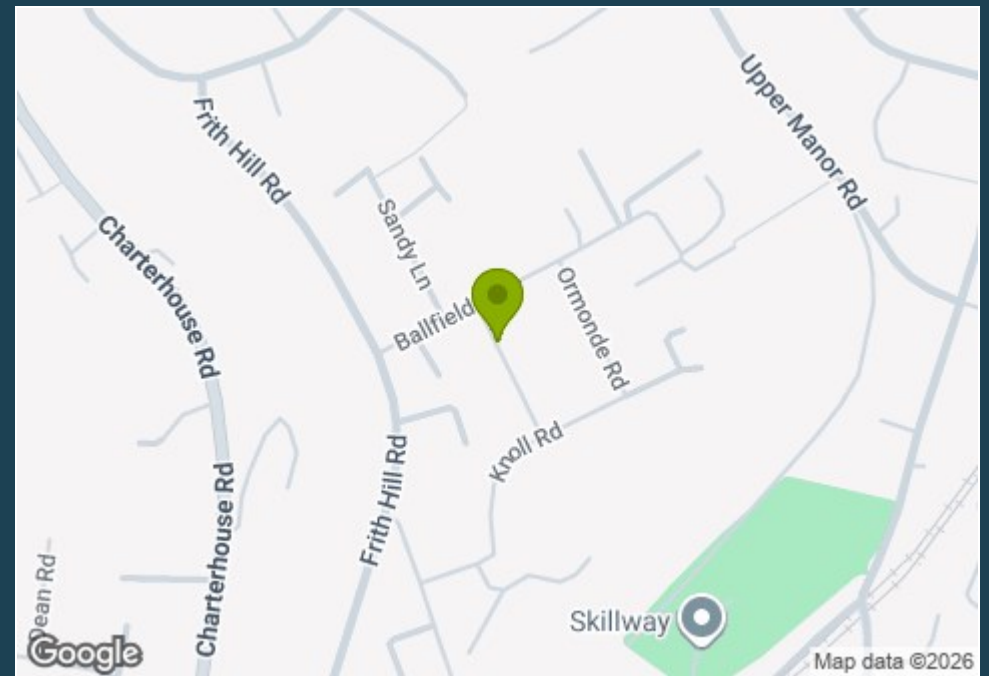
Secondary School – 1.1 miles

Doctors – 0.8 miles Dentist – 0.6 miles

A3 – 1.8 miles M25 – 14 miles M3 – 14 miles

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

EPC Rating – C



Directions: BOX 420 - R1 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 left hand turning into Chalk Road and then the second right into Nightingale Road. Continue for a short distance turning left into Deanery Road and first right into Frith Hill Road. Continue up Frith Hill Road past the brow of the hill and take the right hand turn onto Ballfield Road. Richmond Road will then be found as the 2nd turning on your right.

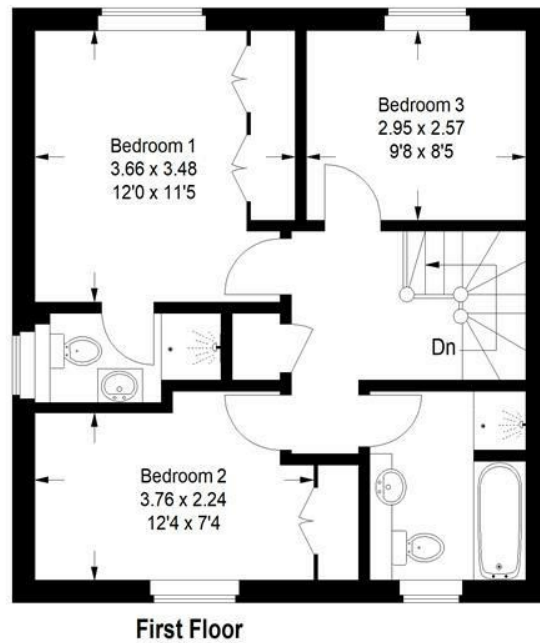


**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

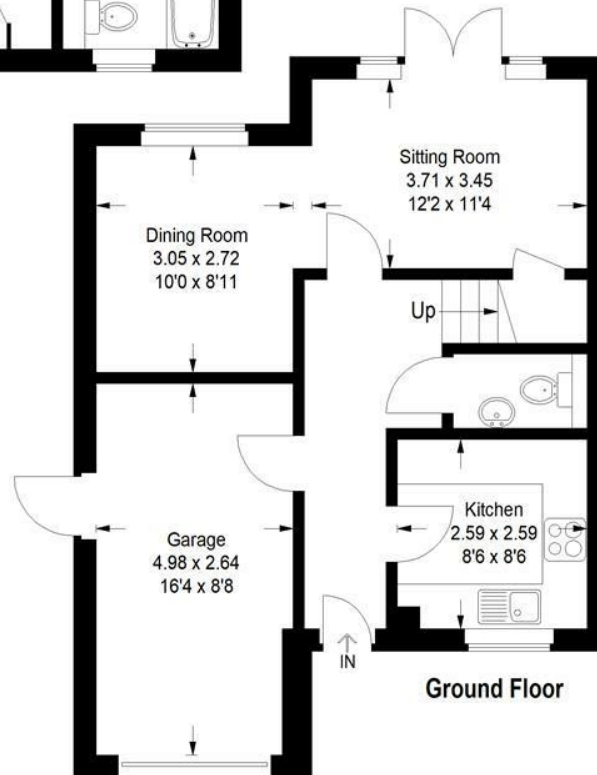


Richmond Road, Godalming

Approximate Gross Internal Area
Ground Floor = 50.5 sq m / 544 sq ft
(Including Garage)
First Floor = 48.7 sq m / 524 sq ft
Total = 99.2 sq m / 1068 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



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.