



2 Watersedge Drive

Godalming GU7 1GJ

Asking Price: £675,000 Freehold





- No Onward Chain
- Convenient Private Road Location
- Entrance Hall & Cloackroom
- Living/Dining Room
- Fitted Kitchen/Breakfast Room With Appliances
- Four Bedrooms
- Three Bathrooms
- Double Glazing & Gas Central Heating
- Two Parking Spaces
- Attractive Rear Garden



An attractive semi detached house providing adaptable accommodation arranged over three floors that includes four bedrooms, three bathrooms, a stylish fitted kitchen/dining room and good size sitting room. The house occupies a great location forming part of a small private cul de sac that is located within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, popular schools, nearby bus routes and main line station.







Main Line Station – 1.1 miles (Waterloo approx. 45/50/55 mins)

Godalming High Street – 0.8 miles

Infant School – 1.2 miles Junior School – 1.1 miles

Secondary School – 1.6 miles

Doctors – 0.6 miles Dentist – 0.8 miles

A3 – 3.5 miles M25 – 12.5 miles M3 – 15 miles

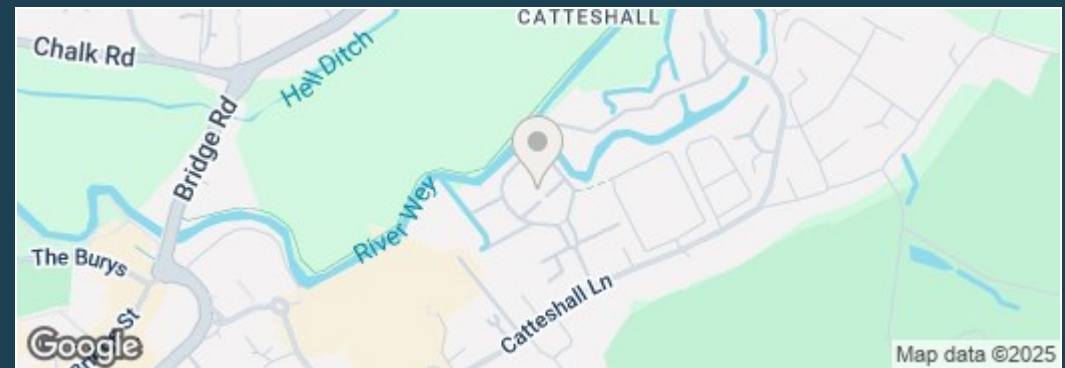
Heathrow – 29.5 miles Gatwick – 27 miles

Council Tax Band – F Payable – £3475.59 EPC Rating – B

Annual Service Charge of £874.59 (2024/25)



Directions: BOX 406 - W3 From our office in the High Street proceed down Bridge Street and at the first mini roundabout take the second exit into Flambard Way. At the first set of traffic lights turn left towards Sainsburys supermarket and at the mini roundabout take the third exit. At the next mini roundabout take the first exit into Catteshall Lane. Continue along Catteshall Lane and the turning for Alderbank Drive will be found on your left. Continue along Alderbank Drive and where the road splits bare round to the right and Watersedge Drive will be found as the first turning on the left.





Emery & Orchard
ESTATE AGENTS

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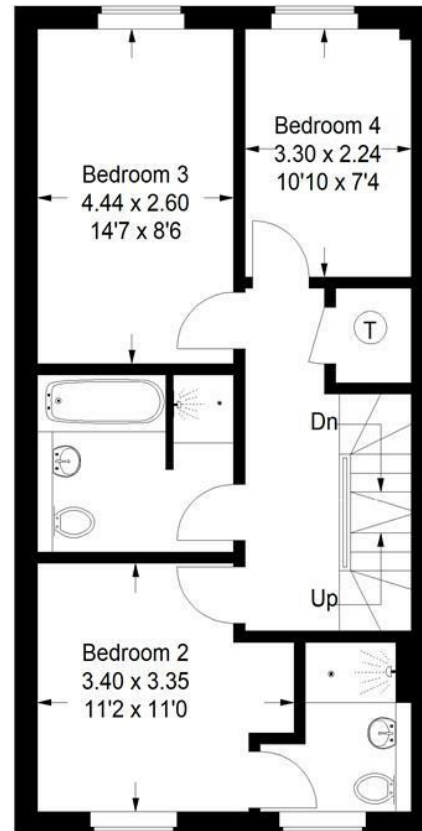
email:office@emery-orchard.co.uk



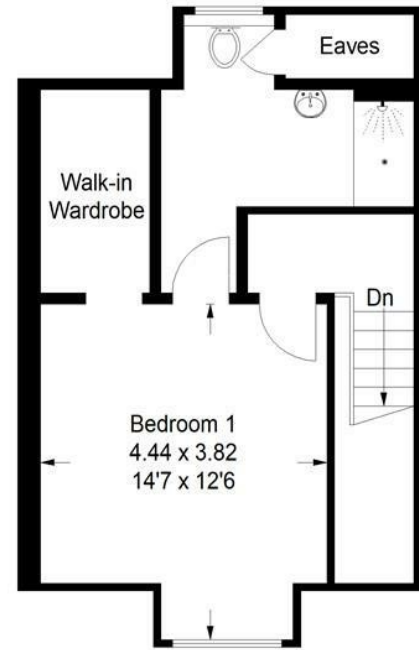
Approximate Gross Internal Area
Ground Floor = 54.3 sq m / 584 sq ft
First Floor = 51.5 sq m / 554 sq ft
Second Floor (Including Loft)
36.8 sq m / 396 sq ft
Total = 142.6 sq m / 1534 sq ft



Ground Floor



First Floor



Second Floor

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.

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.