



Mayford Marshall Road  
Godalming GU7 3AS  
Guide Price: £395,000 Freehold

01483 419200  
www.emery-orchard.co.uk  
FOR SALE





- Highly Convenient & Level Location
- Enclosed Entrance Porch & Hallway
- Sitting/Dining Room
- Fitted Kitchen
- Double Bedroom
- En-suite Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Attractive Gardens
- Potential to Extend (STPP)



A delightful and much improved one bedroom semi detached bungalow providing bright and well planned accommodation as well as offering excellent potential to extend, subject to any necessary consents. The property also has an attractive, easily maintained garden, driveway and garage. The bungalow occupies a great location being within easy reach of both Godalming and Farncombe centres offering an excellent range of shops, leisure and recreational facilities as well as nearby bus routes and two main line stations.



















Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.2 miles Godalming – 0.6 miles

Infant School – 0.4 miles Junior School – 0.4 miles

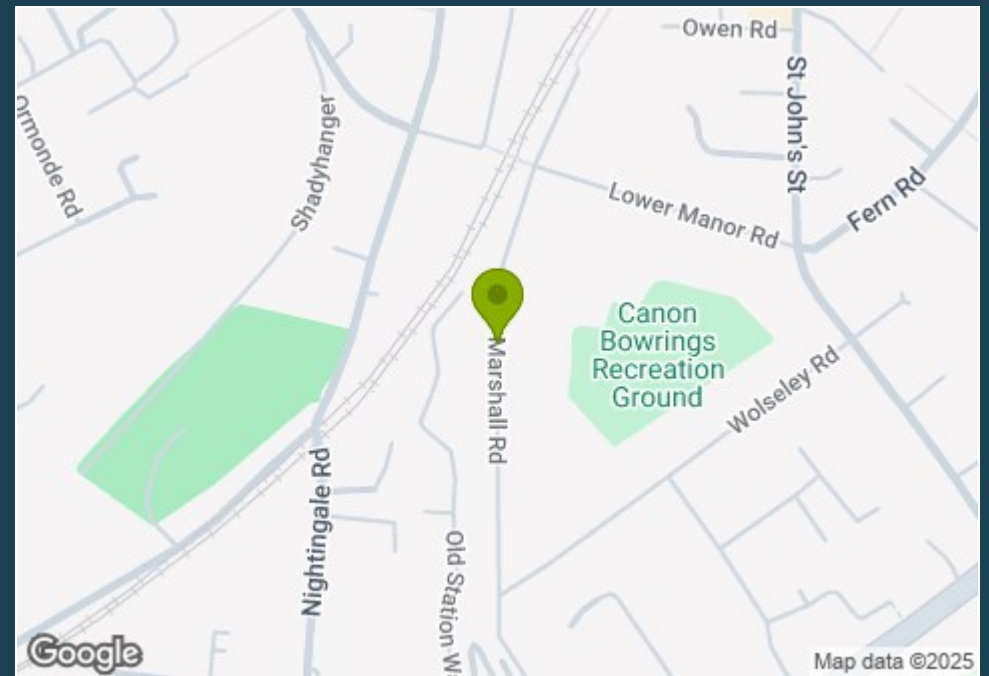
Secondary School – 0.9 miles

Doctors – 0.7 miles Dentist – 0.6 miles

A3 – 2.7 miles M25 – 15.0 miles M3 – 14.7 miles

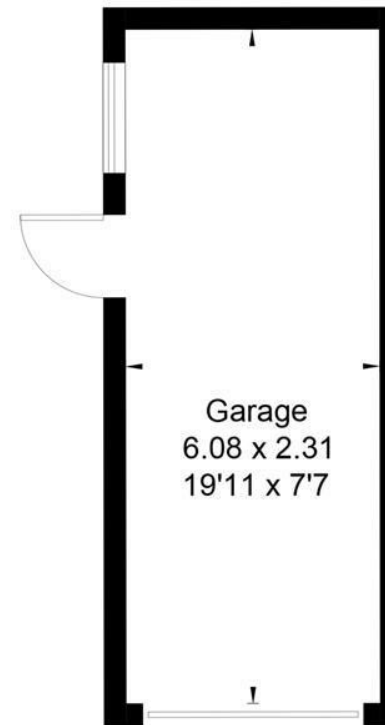
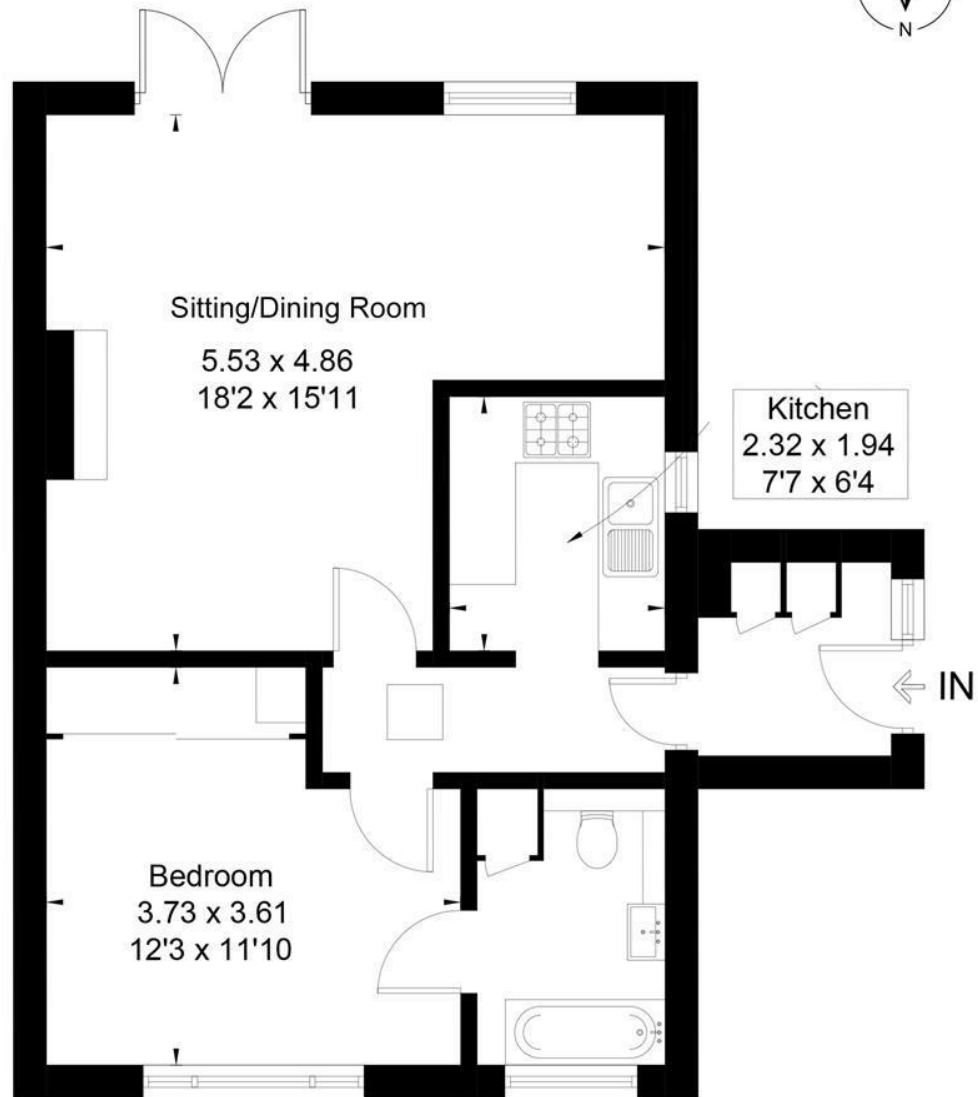
Council Tax Band – D Payable – £2406.18p ( 2024/25)

EPC Rating – D



Directions: BOX 405 - M1 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 right hand exit onto the A3100 (Meadrow) and continue along Meadrow for a short distance and take the second turning on your left hand side into Llanaway Road. Continue to the top of Llanaway Road and turn left into Wolseley Road. Follow the road round the sharp right hand bend into Marshall Road and Mayford will be found on your left hand side.





(Not Shown In Actual Location)



Emery &  
Orchard  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.uk



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.