

23 Broomfield

Elstead GU8 6HH

Asking Price: £435,000 Freehold

Emery & Orchard
ESTATE AGENTS



- No Onward Chain
- Short Walk of Village Centre
- Easy Reach of Godalming & Farnham
- Gererous Corner Plot & Potential to Extend (STPP)
- Living/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Off Road Parking for Several Cars



This three-bedroom semi-detached home offers a rare opportunity to buy a family home in the heart of Elstead village. Occupying an enviable corner position with lovely views over a small green, the property provides bright and spacious accommodation whilst offering potential for extension (STPP). Godalming and Farnham are both within easy reach and residents also benefit from excellent transport links to London while enjoying the peace of a village lifestyle.

Emery& Orchard
ESTATE AGENTS










23












16

Distance to Main Line Station – 3.8 miles

Distance to Centre – 0.3 miles

Primary School – 0.8 miles Secondary School – 3.7 miles

Distance to A3 – 2.2 miles Distance to M25 – 16.3 miles

Distance to M3 – 11.5 miles

Doctors – 0.2 Miles Dentists – 0.3 miles

Council Tax Band - D Payable - £2587.31 (2026/27)

Energy Efficiency Rating - C



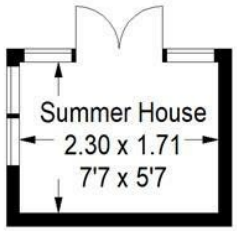


Directions: Proceed out of Godalming in a southerly direction towards Milford on the A3100 going straight ahead at the mini roundabout (second exit) passing through the village and at the next traffic lights turn right following the signs for the A3 and Elstead. At the next roundabout take the second exit passing over the A3 and then the first exit left on to the B3100 signposted to Elstead. Continue along this road for approximately 2 miles and on entering the village turn right into Broomfield,

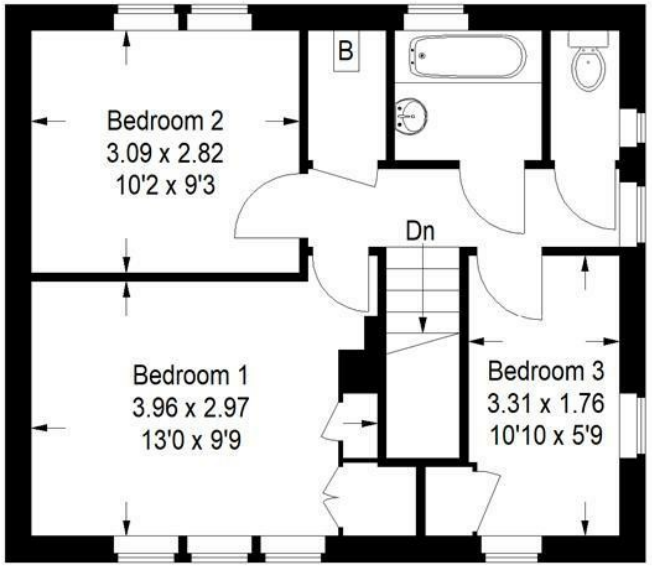


Broomfield, Elstead

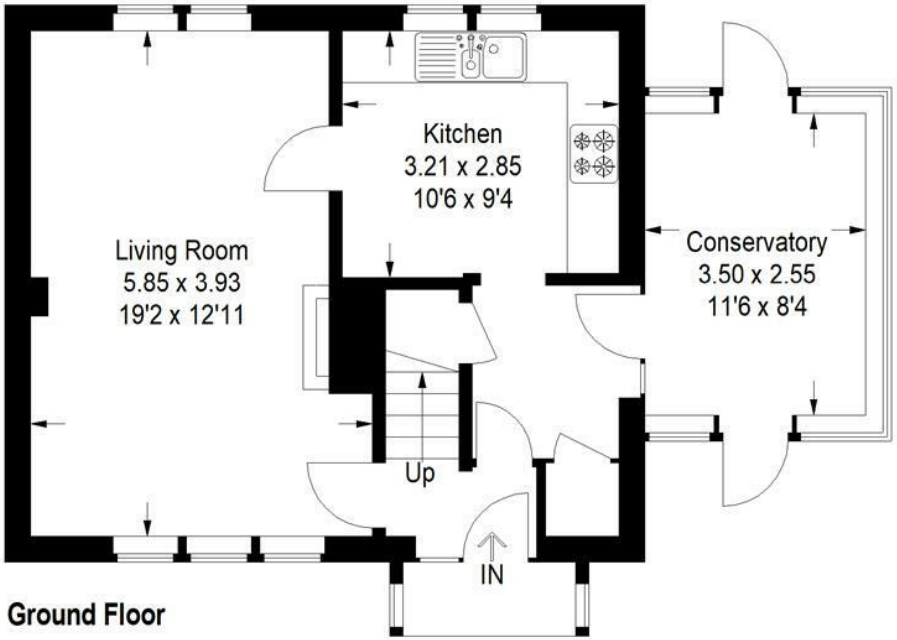
Approximate Gross Internal Area
Ground Floor = 50.4 sq m / 542 sq ft
First Floor = 39.8 sq m / 428 sq ft
Summer House = 4.0 sq m / 43 sq ft
Total = 94.2 sq m / 1013 sq ft



(Not in position)



First Floor



Ground 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.

Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

rightmove
ZOOPLA
A member of OnTheMarket.com
PrimeLocation.com
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.