

11 Peperharow Road

Godalming GU7 2PH

Guide Price: £550,000 Freehold

Emery & Orchard
ESTATE AGENTS



- No Onward Chain
- Requiring Modernisation
- Short Walk of Town Centre & Main Line Station
- Popular Residential Road
- Bay Fronted Sitting Room
- Dining Room
- Kitchen
- Downstairs Cloakroom
- Three bedrooms & Upstairs Bathroom
- South Facing Rear Garden



Situated on a popular residential road in Godalming, this three-bedroom semi-detached home offers an excellent opportunity for modernisation and improvement. The property provides well-proportioned accommodation with scope for a new owner to update and extend (subject to the necessary consents). Ideally located for convenient access to Godalming town centre and the mainline railway station, this is a well-positioned home with considerable potential.

Emery& Orchard
ESTATE AGENTS























Godalming Main Line Station – 0.6 miles

Godalming High Street – 0.7 miles

Infant School – 0.6 miles Junior School – 0.8 miles

Secondary School – 1.5 miles

Doctors – 1.2 miles Dentist – 1.1 miles

A3 – 2.5 miles M25 – 14.2 miles M3 – 13.8 miles

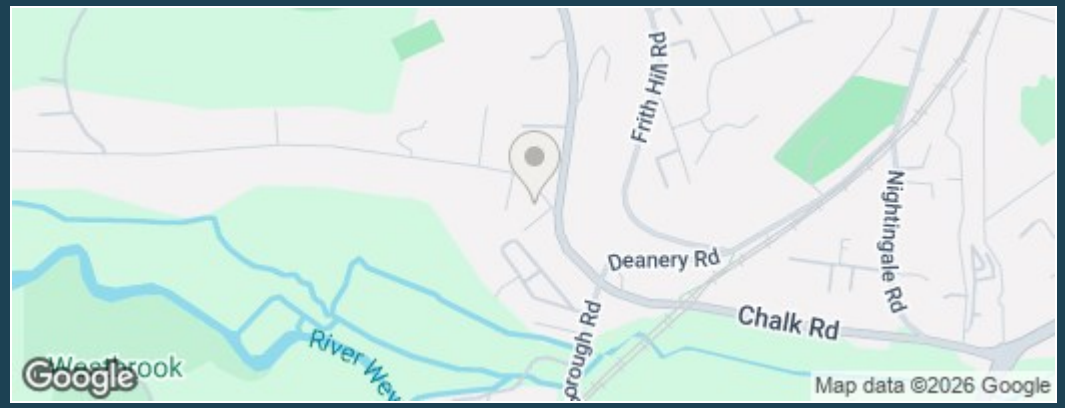
Council Tax Band – D Payable – £2,643.33 (2026)

Energy Efficiency Rating – D

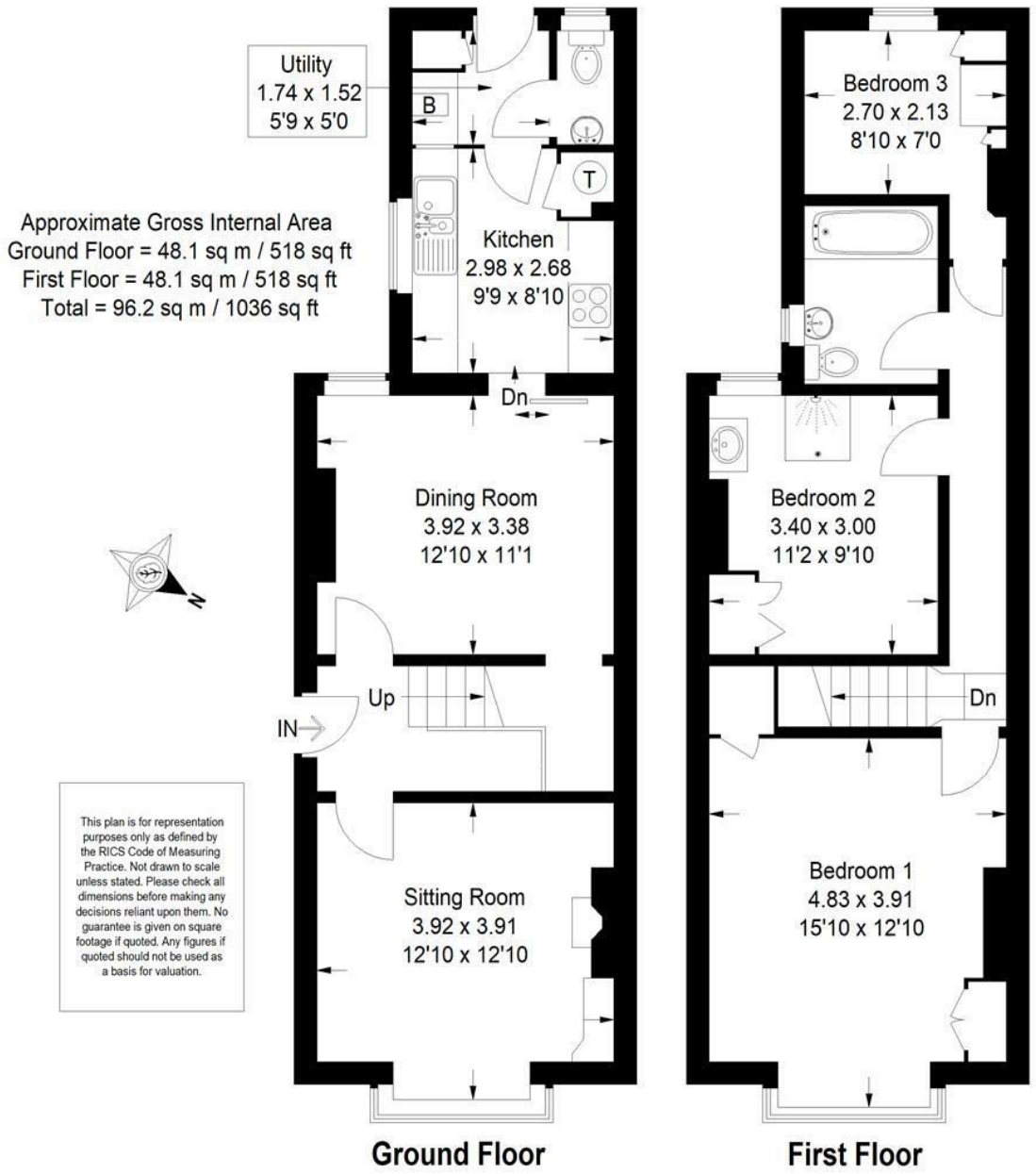




Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and proceed under the railway bridge and on into Charterhouse Road. Having passed the railway bridge take the second turning on your left hand side into Peperharow Road and Number 9 will be found after a short distance on your left.



Peperharow Road, Godalming



Approximate Gross Internal Area
Ground Floor = 48.1 sq m / 518 sq ft
First Floor = 48.1 sq m / 518 sq ft
Total = 96.2 sq m / 1036 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.

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.