



17 Peperharow Road

Godalming GU7 2PH

Asking Price: £600,000 Freehold





- Short Walk of Town Centre & Main Line Station
- Popular Residential Road
- Bright & Spacious Accommodation
- Bay Fronted Sitting Room with Wood Burning Stove
- Dining Room
- Refitted Kitchen with Built in Oven, Hob & Extractor
- Boot Room & Cloakroom
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- South Facing Rear Garden



A characterful three bedroom semi detached house with off road parking and south facing garden. The house offers bright and spacious accommodation and is located in a popular residential road which is within a short walk of the town centre and main line station.







Godalming Main Line Station – 0.6 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.6 miles

Doctors – 1.1 miles Dentist – 1.0 miles

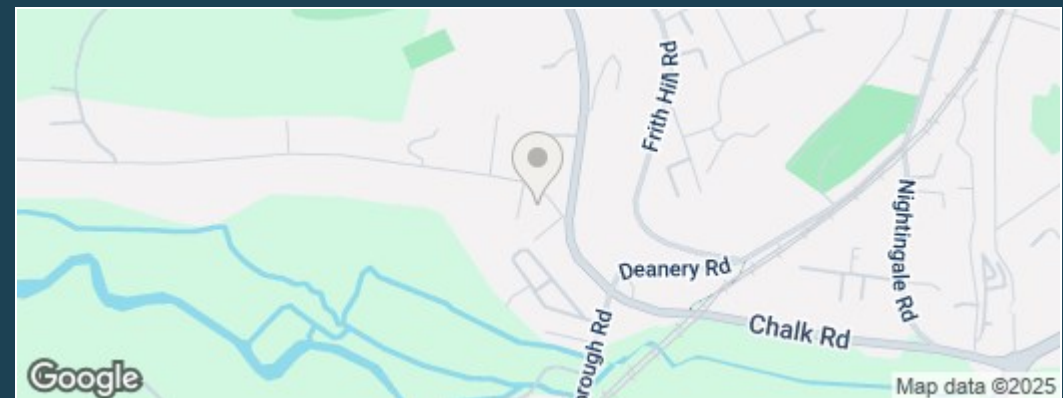
A3 – 2.4 miles M25 – 14.1 miles M3 – 13.7 miles

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

Energy Efficiency Rating – F



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 continue under the railway bridge into Charterhouse Road. Take the second turning left into Peperharow Road where number 17 will then be found after a short distance on your left hand side.





**Emery &
Orchard**
ESTATE AGENTS

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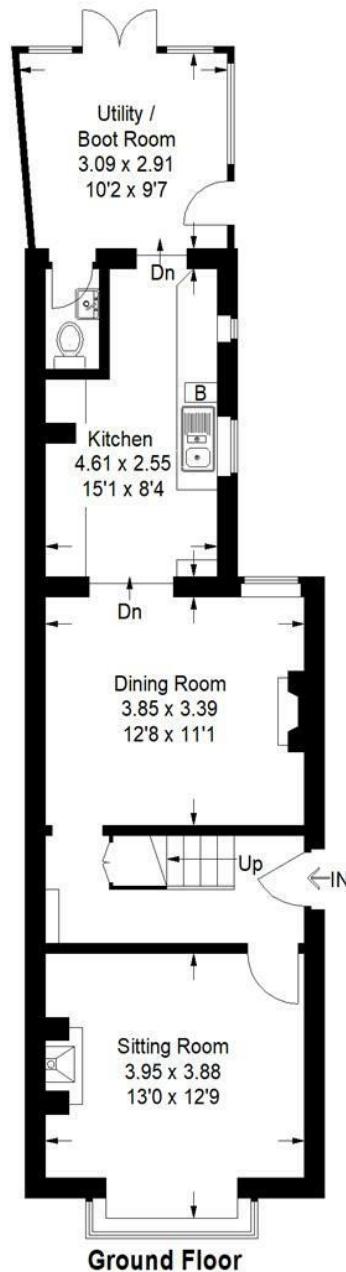
email:office@emery-orchard.co.uk

Peperharow Road, Godalming

Approximate Gross Internal Area
Ground Floor = 56.4 sq m / 607 sq ft
First Floor = 47 sq m / 506 sq ft
Total = 103.4 sq m / 1113 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.



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.