

42B Croft Road

Godalming GU7 1DD

Asking Price: £380,000 Leasehold - Share of Freehold

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- Short Walk to the Town Centre & Main Line Station
- Lovely Views Over Godalming
- Spacious & Adaptable Accommodation
- Living Room
- Kitchen
- Two Double Bedrooms
- Second Floor Study Area
- Bathroom
- Two Useful Loft Storage Areas
- Small Private Garden with Shed



A characterful two bedroom maisonette being one of just two properties converted from an attractive semi detached Victorian house. Internally the property is well appointed and retains a great deal of charm and character with many period features as well as lovely views across Godalming. The town centre with its excellent range of amenities is just a short walk away as is the main line station serving London Waterloo.

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

Godalming High Street – 0.2 miles

Doctors – 1.2 miles Dentist – 0.1 Miles

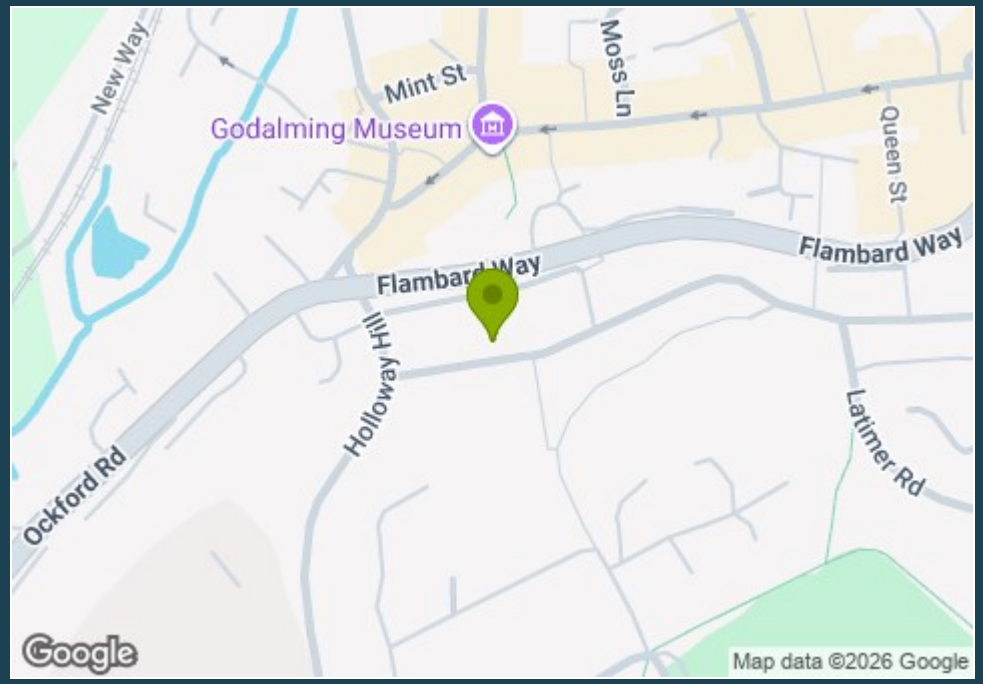
A3 – 2.0 miles M25 – 15.7 miles M3 – 14.2 miles

Lease Term – 999 years (Share of Freehold)

Ground Rent – Nil Service Charge - 50% of costs

Energy Efficiency Rating D

Council Tax Band - C -£2349.63 (2026/27)





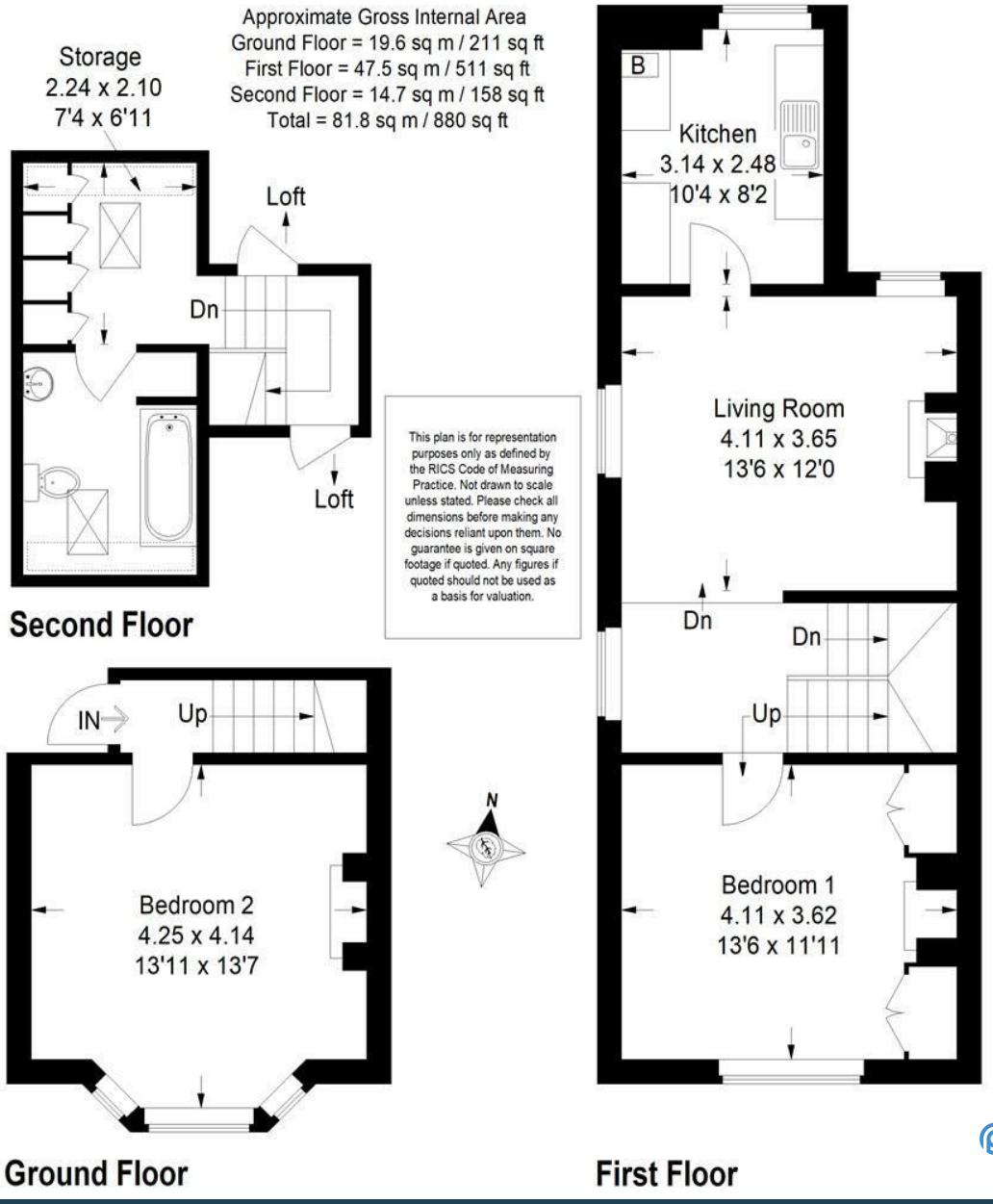
Directions: From our office in the High Street proceed to the top of the High Street turning left at the T junction and going straight across at the traffic lights into Holloway Hill. Take the first turning almost immediately on your left hand side into Croft Road and Number 42 will then be found after a short distance on your left.

rightmove

Croft Road, Godalming

ZOOPLA

Approximate Gross Internal Area
Ground Floor = 19.6 sq m / 211 sq ft
First Floor = 47.5 sq m / 511 sq ft
Second Floor = 14.7 sq m / 158 sq ft
Total = 81.8 sq m / 880 sq ft



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01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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The Property Ombudsman

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.