



7 Perry Close

Godalming GU7 1UX

Asking Price: £450,000 Freehold

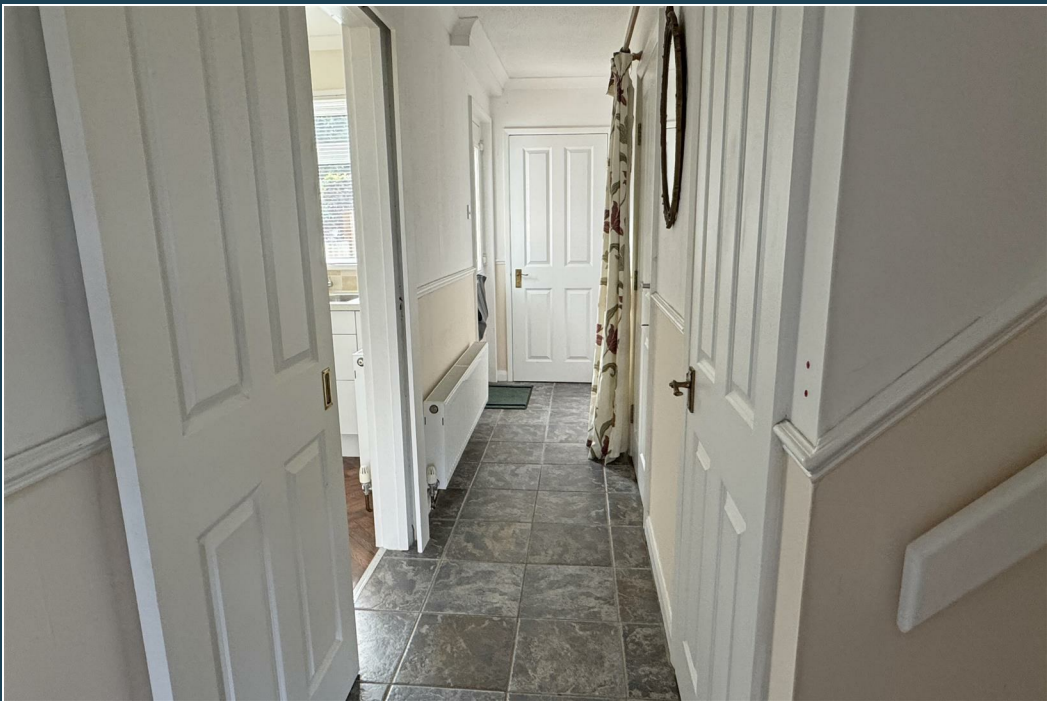




- No Onward Chain
- Entrance Hall & Cloakroom
- Stylish Fitted Kitchen
- Living/Dining Room
- Three Double Bedrooms
- Good Size Bathroom
- Gas Central Heating & Double Glazing
- Driveway
- Integral Garage
- Front & Rear Gardens



A well designed three bedroom terraced family house benefitting from a number of improvements and providing accommodation that includes an entrance hall with useful storage cupboard, cloakroom, stylish fitted kitchen and sitting/dining room, together with three double bedrooms and a good size bathroom. Outside there is a driveway, integral garage and level rear garden. The house enjoys an attractive outlook and occupies a great location, forming part of a small no through road, on the edge of open countryside yet within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities as well as popular schools and station.







Main Line Station – 1 mile (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 1.0 mile

Godalming – 1 mile

Infant School – 1 mile Junior School – 0.9 miles

Secondary School – 1.3 miles

Doctors – 0.4 miles Dentist – 1 mile

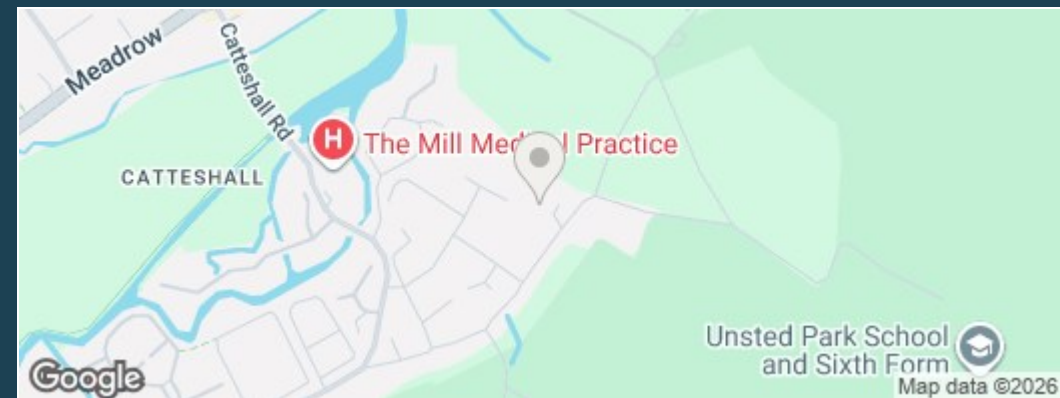
A3 – 3.3 miles M25 – 12.5 miles M3 – 15 miles

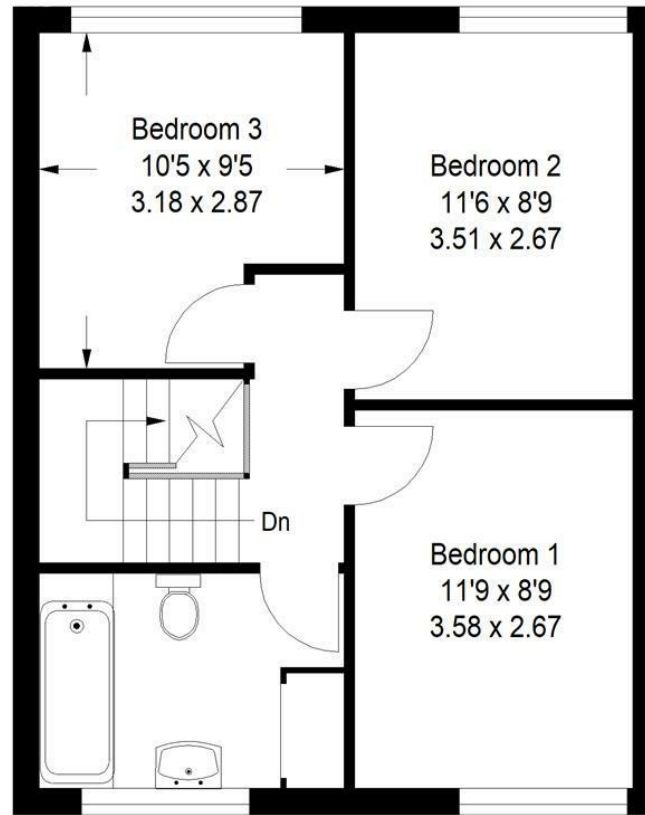
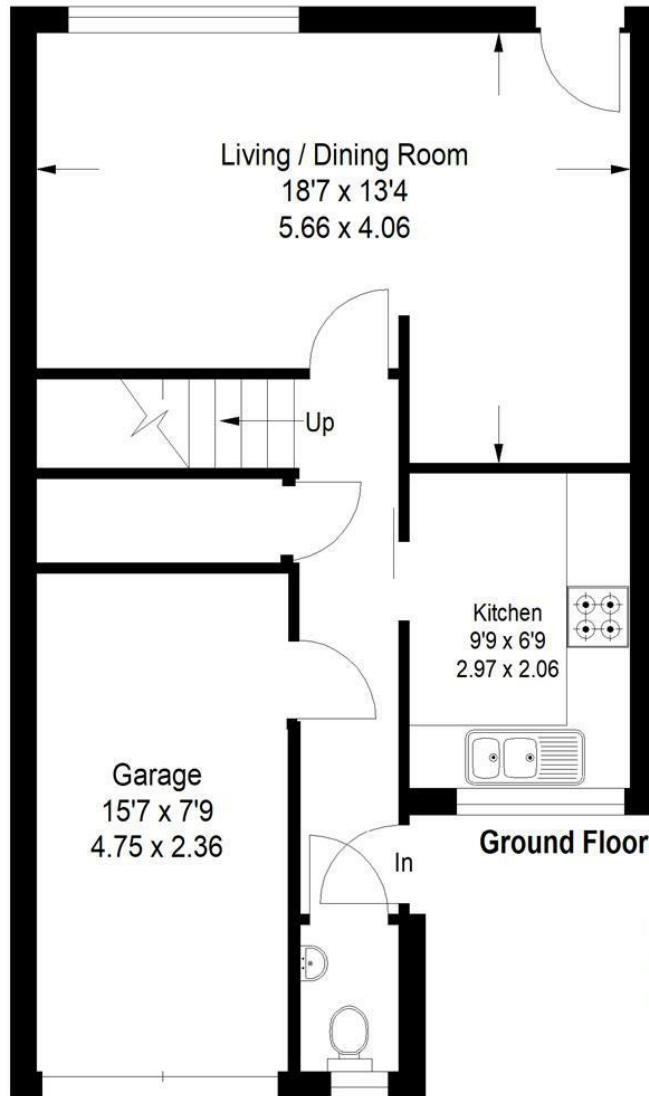
Council Tax Band – D Payable – £2643.33p (2026/27)

EPC Rating – C

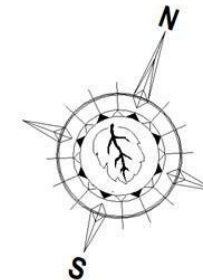


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit onto the A3100 (Meadow) and after 0.4 mile take the first turning right into Catteshall Road, continue over the river and take the second turning left into Warramill Road. Then take the second turning on the right into St Anne's Road. At the end of St Annes Road turn left into Catteshall Lane and Perry Close will be found at the end on your left hand side.





7
Perry Close
Godalming



Approximate Gross Internal Area :-

Ground Floor	50.1 sq mt / 539 sq ft
First Floor	40.7 sq mt / 438 sq ft
Total	90.8 sq mt / 1077 sq ft

FLOOR PLANS©
01483 755510 Ref B2777/SC

Disclaimer:

This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches.

Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.



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