

# 7 Perry Close

Godalming GU7 1UX

Asking Price: £450,000 Freehold

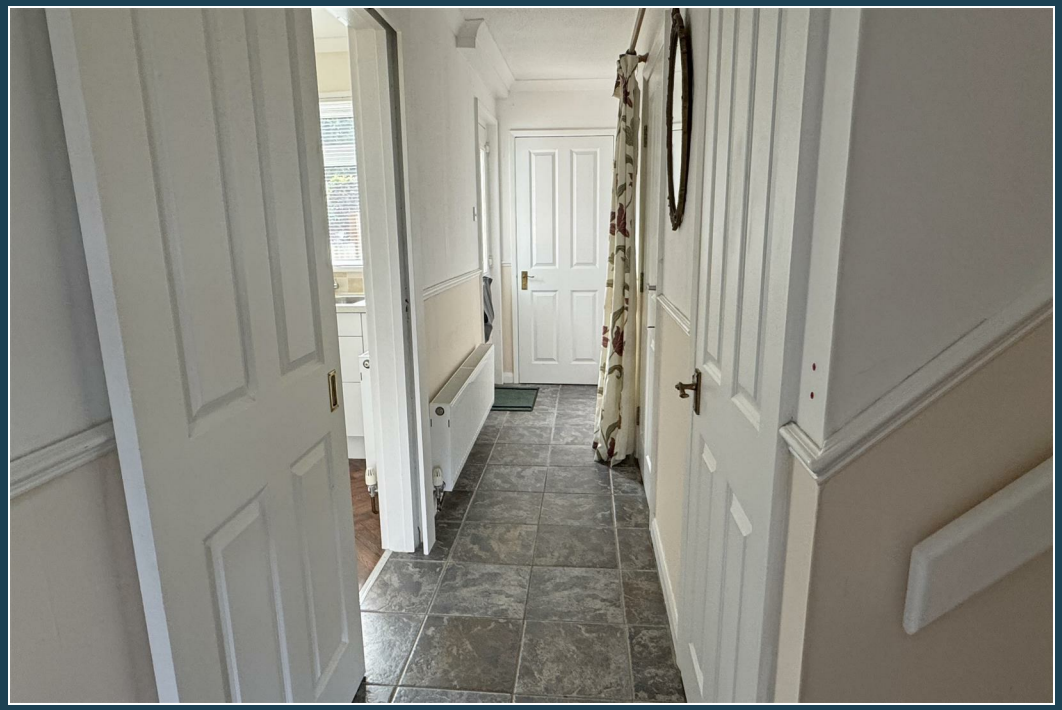
Emery & Orchard
ESTATE AGENTS



- 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.
















ARCHIVE BOX



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)

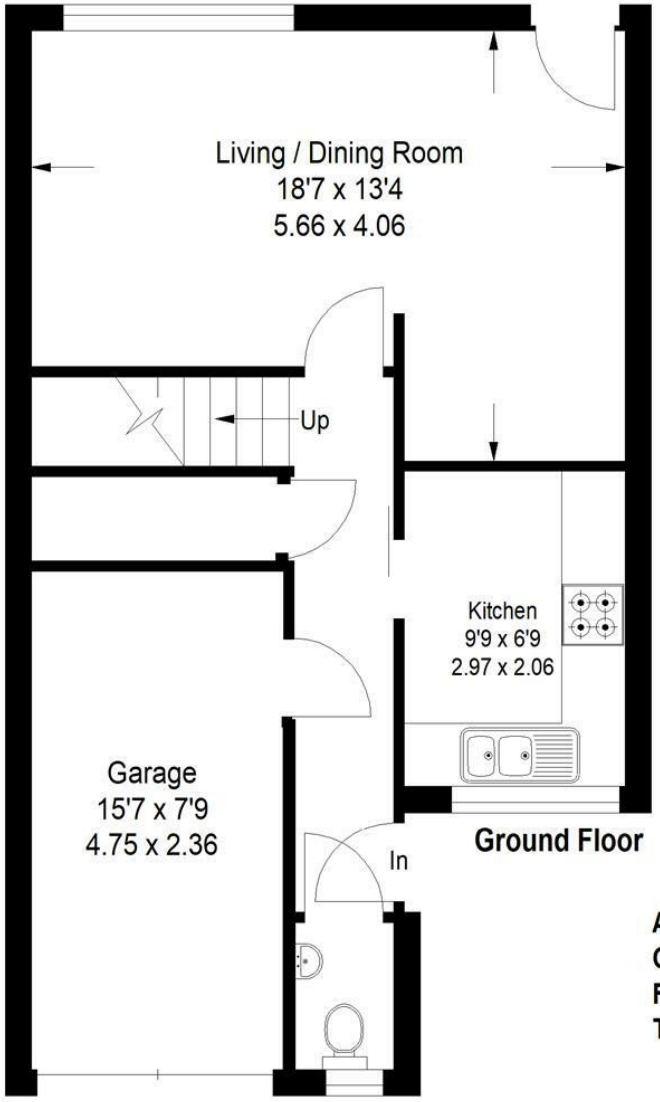
EPC Rating – C

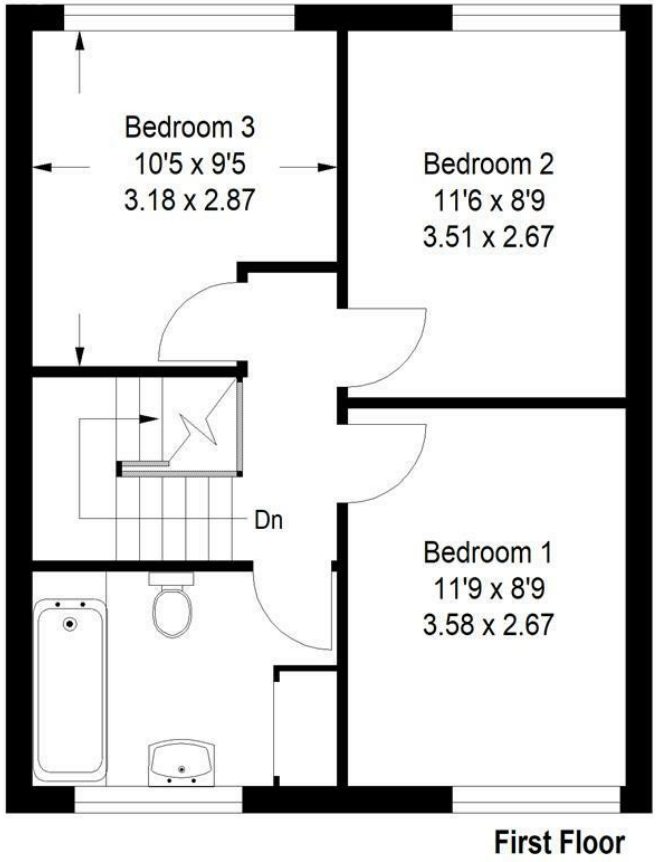




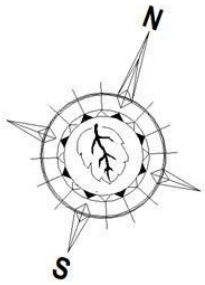
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit onto the A3100 (Meadrow) and after 0.4 mile take the first turning right into Catteshall Road, continue over the river and take the second 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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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.