



20 Heathfield Close

Busbridge, Godalming Surrey GU7 1SL

Guide Price: £1,100,000 Freehold



- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room & Family Room
- Study
- Kitchen
- Four Bedrooms
- Two Bathrooms
- Driveway & Double Garage
- Attractive Westerly Facing Garden
- No Onward Chain



An attractive and much improved detached family house with four bedrooms, two bathrooms, three/four reception rooms, and double garage, set in a fabulous secluded westerly facing garden. The property occupies a great location, forming part of a small cul de sac in the much favoured Busbridge area, being within easy reach of the town centre with its excellent shops, restaurants leisure and recreational facilities, popular schools, bus routes and main line station.







Main Line Station – 0.9 miles (Waterloo approx. 45/50 mins)

Godalming – 0.8 miles

Infant School – 0.7 miles Junior School – 0.7 miles

Secondary School – 2.5 miles

Doctors – 1.7 miles Dentist – 0.6 miles

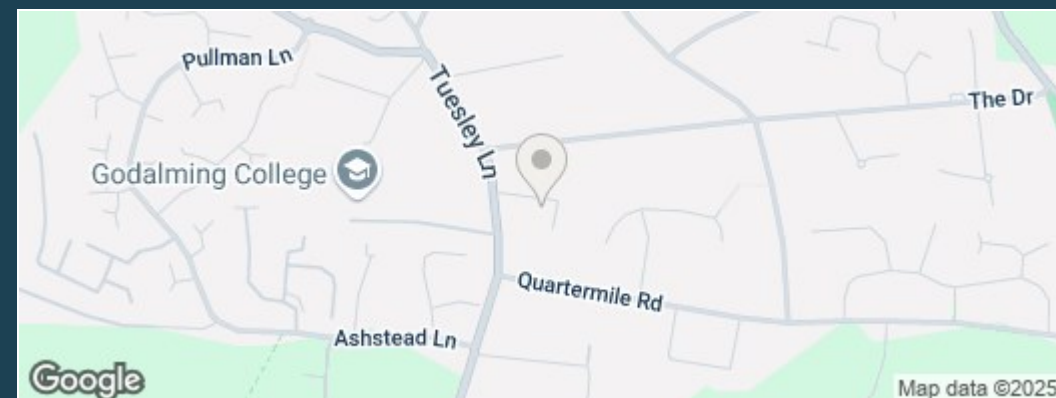
A3 – 2.6 miles M25 – 14 miles M3 – 15 miles

Gatwick - 28.3 miles Heathrow - 29.3 miles

Council Tax Band – G Payable – £4010.30p (2024/25) EPC Rating – D



Directions: BOX 403 - H1 From our office proceed to the top of the High Street and turn left, going straight across the traffic lights and on into Holloway Hill. Continue along Holloway Hill, which leads into Tuesley Lane, and after 0.5 of a mile, at the T Junction, turn left which is a continuation of Tuesley Lane. Heathfield Close will then be found as the third turning on the left.



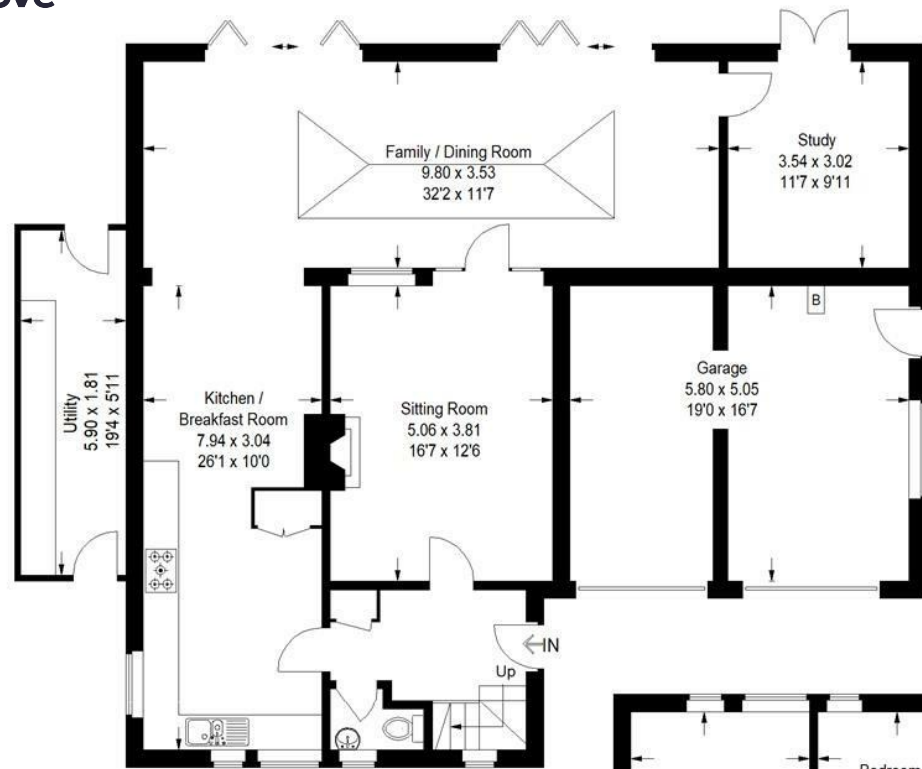


**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

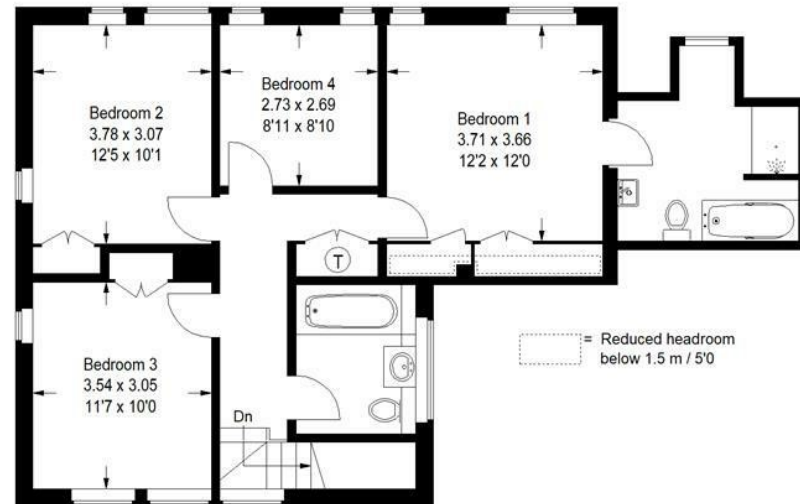
email:office@emery-orchard.co.uk



Ground Floor

Approximate Gross Internal Area
Ground Floor = 104.4 sq m / 1124 sq ft
First Floor = 74.7 sq m / 804 sq ft
Garage = 29.5 sq m / 317 sq ft
Utility = 10.6 sq m / 114 sq ft
Total = 219.2 sq m / 2359 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.



First Floor

Reduced headroom below 1.5 m / 5'0"

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.