



173 Brighton Road
Godalming GU7 1PL
Guide Price: £475,000 Freehold



- Stylishly Refurbished & Extended
- Easy Reach of town centre & Main Line Station
- Highly Sought After Residential Area
- Bay Fronted Sitting Room with Open Fireplace
- Dining Room & Useful Cellar
- Kitchen
- Two Bedrooms & Bathroom
- Double Glazed Windows & Gas Central Heating
- Well Maintained Terraced Garden
- Large Home Office/Garden Studio



A stylishly refurbished Victorian cottage providing bright and well planned accommodation that includes an attractive bay fronted sitting room with open fireplace, dining room, kitchen and useful storage cellar as well as two bedrooms and a bathroom. The house also has an attractive terraced garden with garden studio/office. The property occupies a great location being just over half a mile from the High Street with its excellent shops, restaurants, leisure and recreational facilities as well as being within easy reach of popular schools and the main line station.











Main Line Station - 0.9 mile (Waterloo approx. 45/50 mins)

Godalming - 0.6 miles

Infant School - 0.3 miles Junior School - 0.2 miles

Secondary School - 2.7 miles

Doctors - 1.4 miles Dentist - 0.6 miles

A3 - 3 miles M25 - 13 miles M3 - 14 miles

Council Tax Band - C Payable - £2239.94

EPC Rating - D

N.B. There is a right of way across to the rear of the property for adjoining neighbours to access their gardens.



Directions: From our office in the High Street, proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the second set of traffic lights and turn left into Brighton Road. Continue up Brighton Road and Number 173 will be found after approximately $\frac{1}{2}$ mile on your left hand side.



01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email: office@emery-orchard.co.uk