



1 Hillside Way

Godalming Surrey GU7 2HN

Guide Price: £775,000 Freehold





- ***No Onward Chain***
- Mature Residential Area
Close to Main Line Station
- Easy Reach of Town Centre
- Entrance Hall & Cloak/Shower
Room
- Sitting Room
- Dining Room
- Kitchen
- Four Bedrooms Bathroom &
Shower Room
- Corner Plot
- Driveway & Integral Garage.



A generous size four bedroom detached family house set on a corner plot in a mature residential road in the popular Frith Hill area of Godalming. The house is conveniently located within easy reach of the town centre, main line station and access to the A3.







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

Godalming Centre – 1.1 miles

Infant School – 1.1 miles Junior School – 1 mile

Secondary School – 1.2 miles

Doctors – 1.1 miles Dentist – 0.5 miles

A3 – 2.2 miles M25 – 13.8 miles M3 – 15 miles

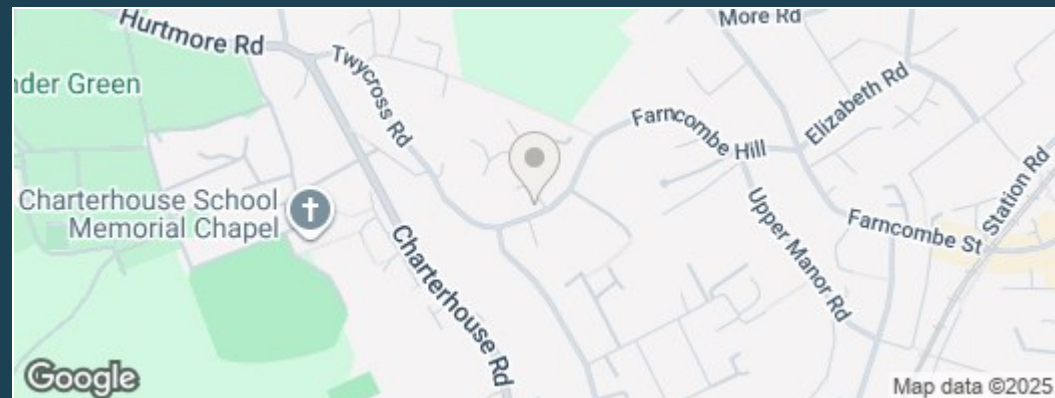
*Council Tax Band – E - Payable – £3079.90 (2025/26)

*N.B. As the property has been improved and extended since it was placed in a Council Tax band the band will be reviewed and may increase following the sale of the property.

Energy Efficiency Rating – D



Directions: From our office in the High Street proceed down Bridge Street and go straight across the mini roundabout into Bridge Road. At the next roundabout, take the first turning left into Chalk Road. Continue along Chalk Road passing under the railway bridge and on into Charterhouse Road. Continue along Charterhouse Road passing under the road bridge and then take the first turning on the right into Twycross Road. Continue along Twycross Road and take the second turning on your left hand side into Hillside Way.



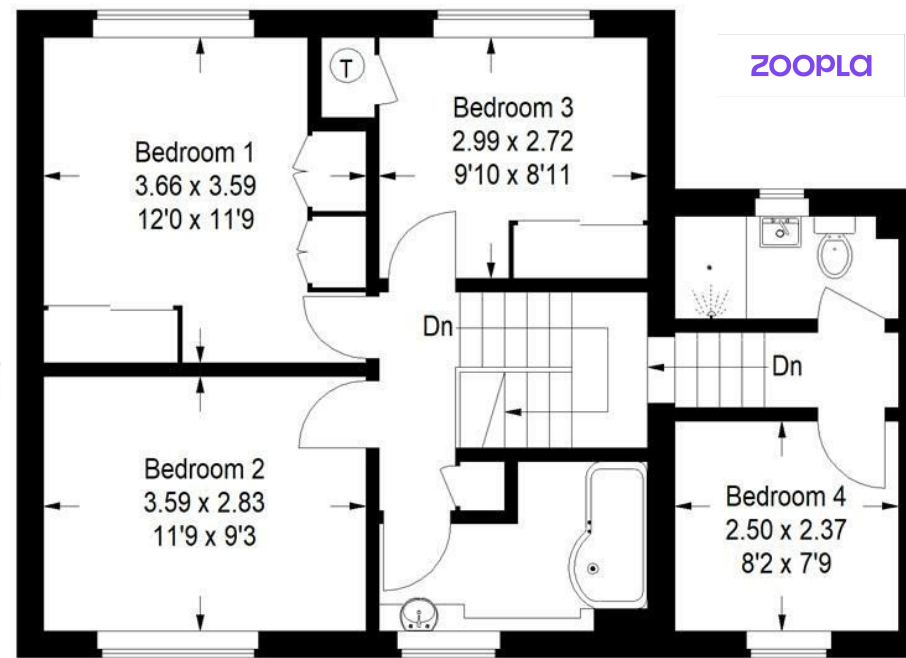
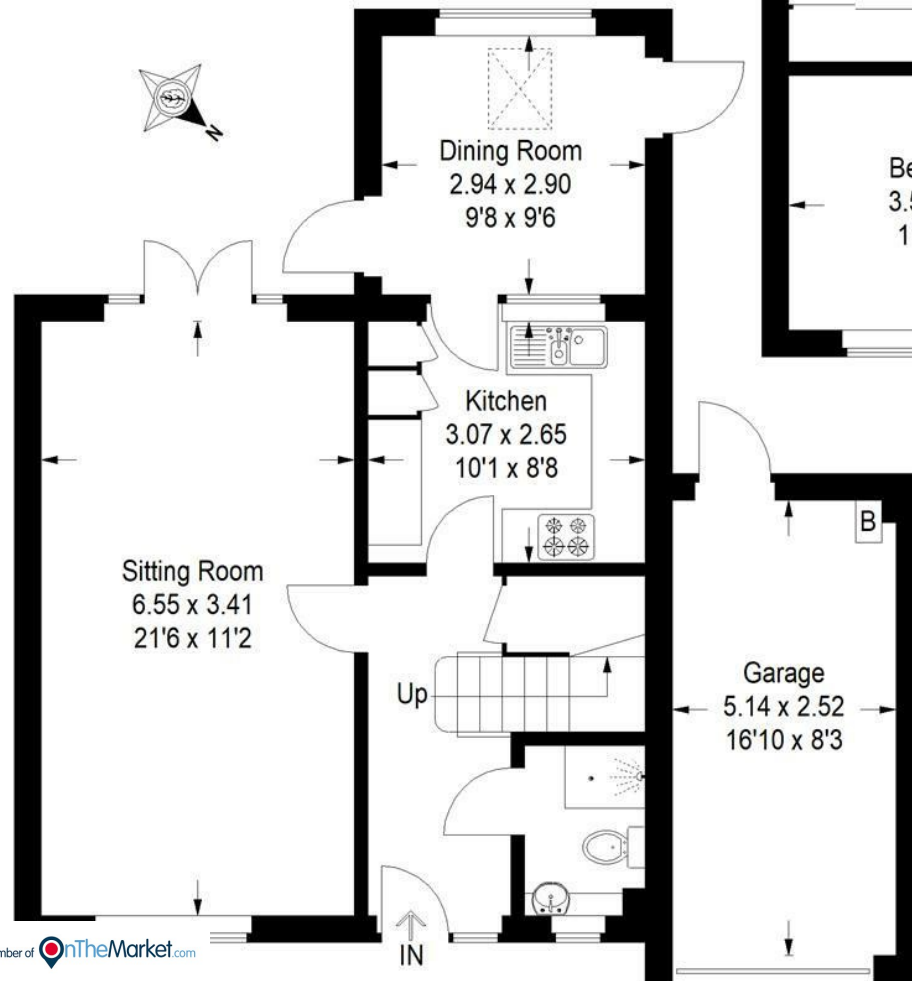


**Emery &
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Approximate Gross Internal Area
Ground Floor = 55.4 sq m / 596 sq ft
First Floor = 57.9 sq m / 623 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 126.2 sq m / 1358 sq ft

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.

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.