



121 Busbridge Lane

Godalming Surrey GU7 1QJ

Guide Price: £1,100,000 Freehold





- Popular Busbridge Area of Godalming
- Extended to Provide Spacious & Adaptable Accommodation
- Easy Reach of Town Centre & Main Line Station
- Entrance Hall & Cloakroom
- Sitting/Family Room
- Dining Room
- Kitchen & Utility Room
- Five Bedrooms & Two Bathrooms
- Driveway & Garage
- Large Secluded Garden



A deceptively spacious five bedroom 1930's detached family house offering flexible accommodation and benefiting from a large secluded garden. The house occupies an enviable location in a mature residential road in the popular Busbridge area of Godalming and is within easy reach of local schools, Godalming High Street and main line station.











Main Line Station – 1.0 mile (Waterloo approx. 45 mins)

Godalming High street – 0.8 miles

Infant School – 0.5 mile - Junior School - 0.4 mile - Primary School
0.3 mile

Secondary School – 2.3 miles - Doctors – 1.7 miles Dentist – 0.8
miles

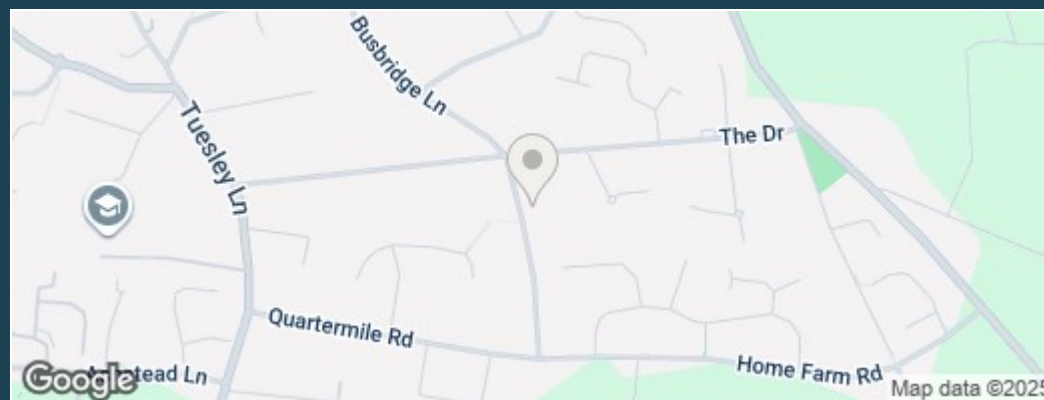
A3 – miles 2.7 miles M25 – 16.3 miles M3 – 16.0 miles

Energy Efficiency Rating .

Council Tax Band – F Payable £3639.90



Directions: From our office in the High Street proceed down Bridge Street to the mini roundabout and take the right hand exit into Flambard Way. Continue to the second set of traffic lights where you turn left into the Brighton Road. Continue along the Brighton Road and after approximately ½ mile turn right into The Drive just before Busbridge Church. Continue along The Drive and take the fourth turning on your left hand side into Busbridge Lane. 121 will then be found after a short distance on your left hand side.





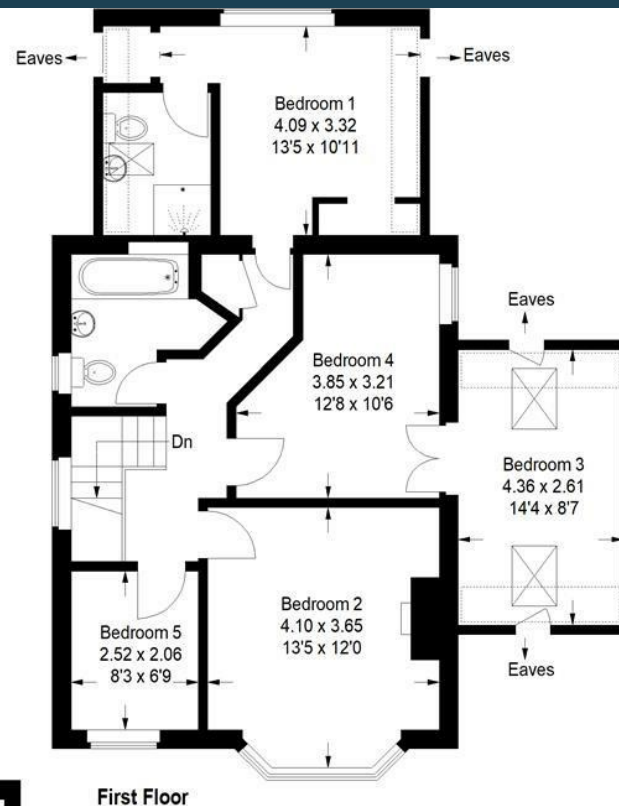
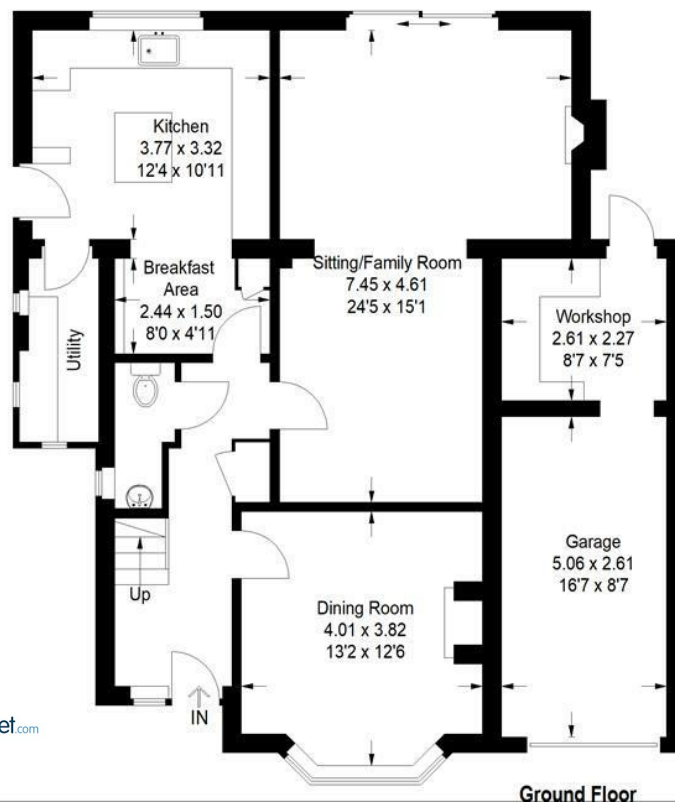
**Emery &
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Approximate Gross Internal Area
Ground Floor = 78.2 sq m / 842 sq ft
First Floor = 75.4 sq m / 812 sq ft
Garage / Workshop = 19.8 sq m / 213 sq ft
Total = 173.4 sq m / 1867 sq ft



Reduced headroom
below 1.5 m / 5'0"

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.