

55 Eashing Lane

Godalming Surrey GU7 2LB

Guide Price: £425,000 Freehold

Emery& Orchard
ESTATE AGENTS

- Tucked Away Yet Convenient Location
- Entrance Hall
- Sitting Room With Wood Burner
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- En-suite Shower Room
- Gas Central Heating & Double Glazing
- Solar Panels & Inverter
- Attractive Front & Rear Gardens



A delightful and much improved detached bungalow having been thoughtfully improved and extended to provide bright and well planned accommodation that includes an impressive sitting room with wood burning stove, good size kitchen/dining room, two double bedrooms, one with an en-suite shower room and a further bathroom. The property occupies a tucked away yet convenient location, set off a pedestrian pathway, within easy reach of Godalming town centre with its excellent shops, restaurants, leisure, recreational facilities and main line station as well as nearby bus routes.

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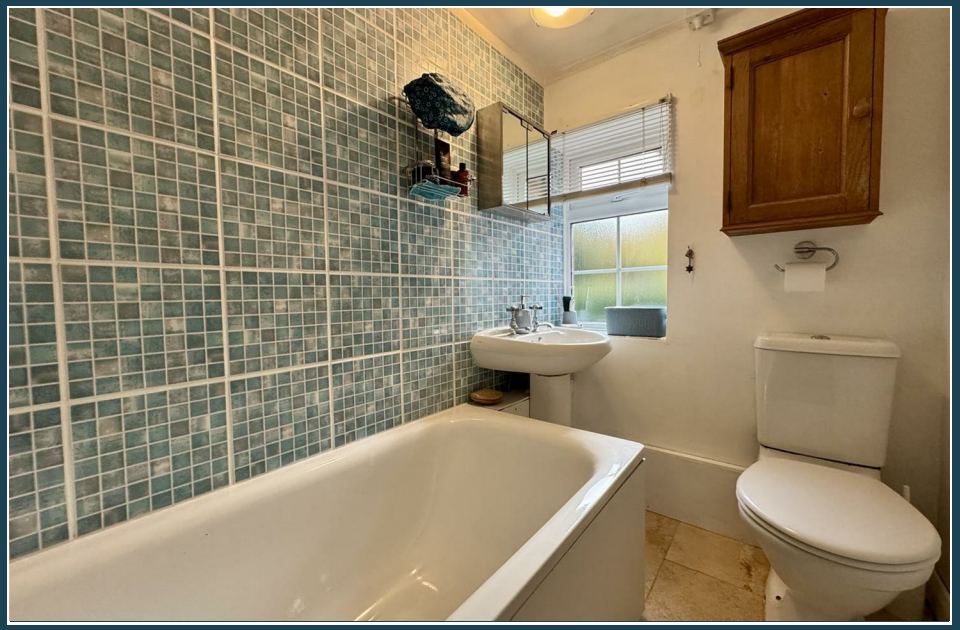


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Main Line Station – 0.9 miles (Waterloo approx. 50 mins)

Godalming – 0.8 miles Milford Village Centre – 1.3 miles

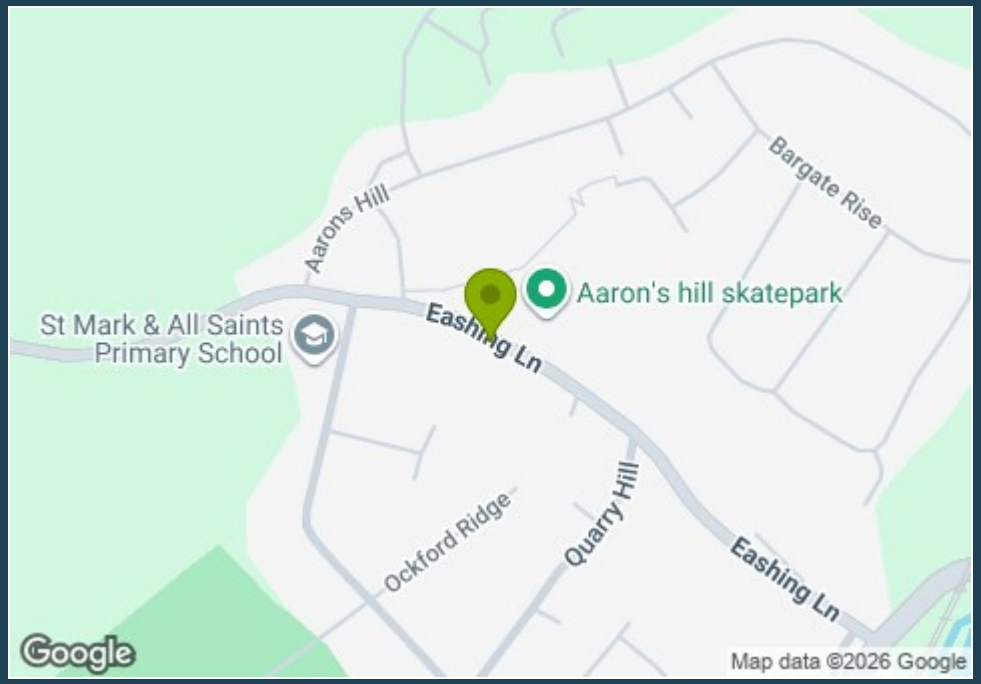
Primary School – 0.1 miles Secondary School – 2.1 miles

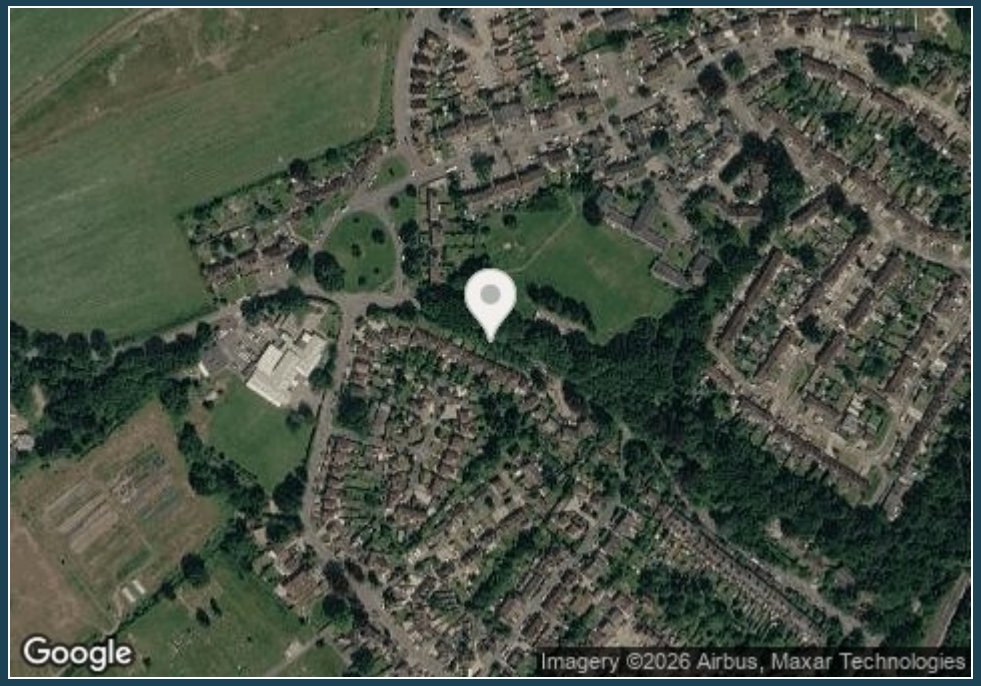
Doctors – 1.3 miles Dentist – 1.5 miles

A3 – 1.7 miles M25 – 16 miles M3 – 16 miles

Council Tax Band – D Payable – £ 2519.93 (2025/26)

EPC Rating – B





Directions: BOX 422 E2 Proceed out of Godalming in a southerly direction along Flambard Way, which continues into Ockford Road. At the first roundabout (opposite the Inn on the Lake) take the second exit and shorty after passing under the railway bridge take the first turning right into Eashing Lane and continue up the hill past Old Lodge Close on your left hand side. Take the next turning left into Franklin Road. Walk back from Franklin Road along a pedestrian pathway and the property will then be seen after a short distance on the right hand side.

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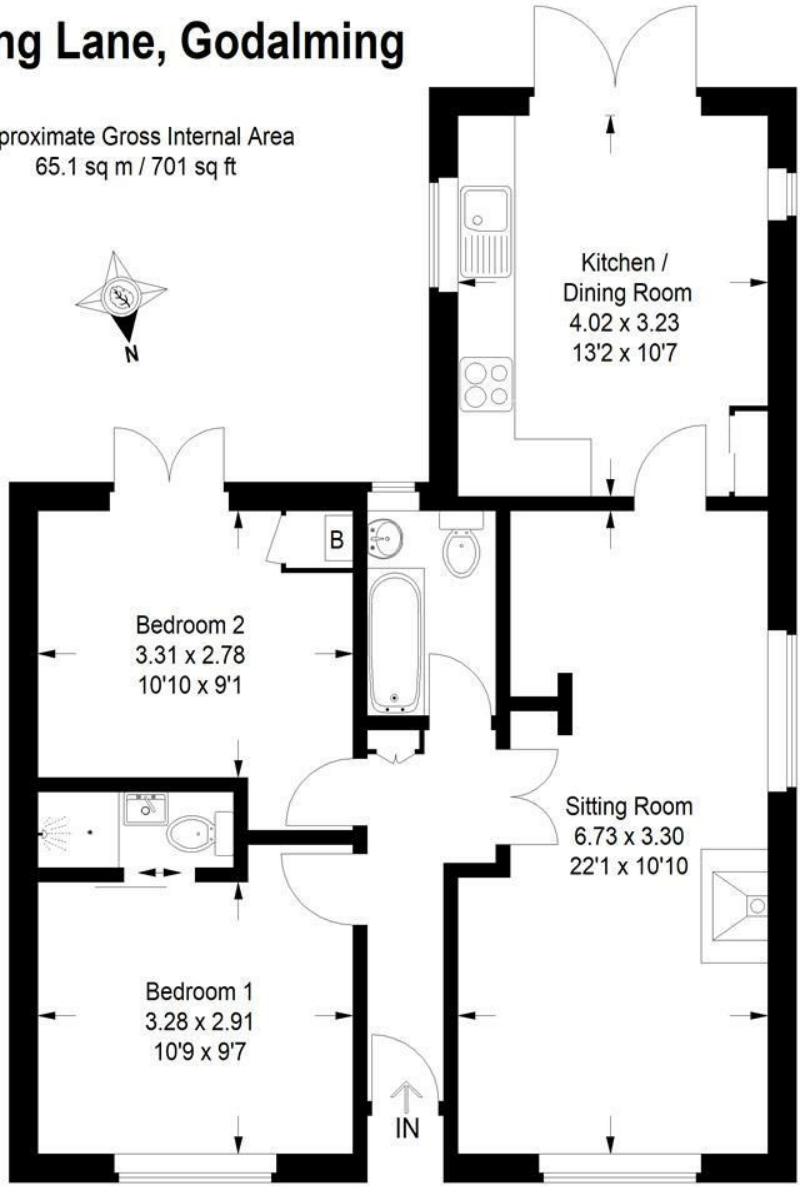
ZOOPLA

Eashing Lane, Godalming

Approximate Gross Internal Area
65.1 sq m / 701 sq ft



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The Property Ombudsman

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.