



29 Twycross Road

Godalming Surrey GU7 2HJ

Asking Price: £769,950 Freehold

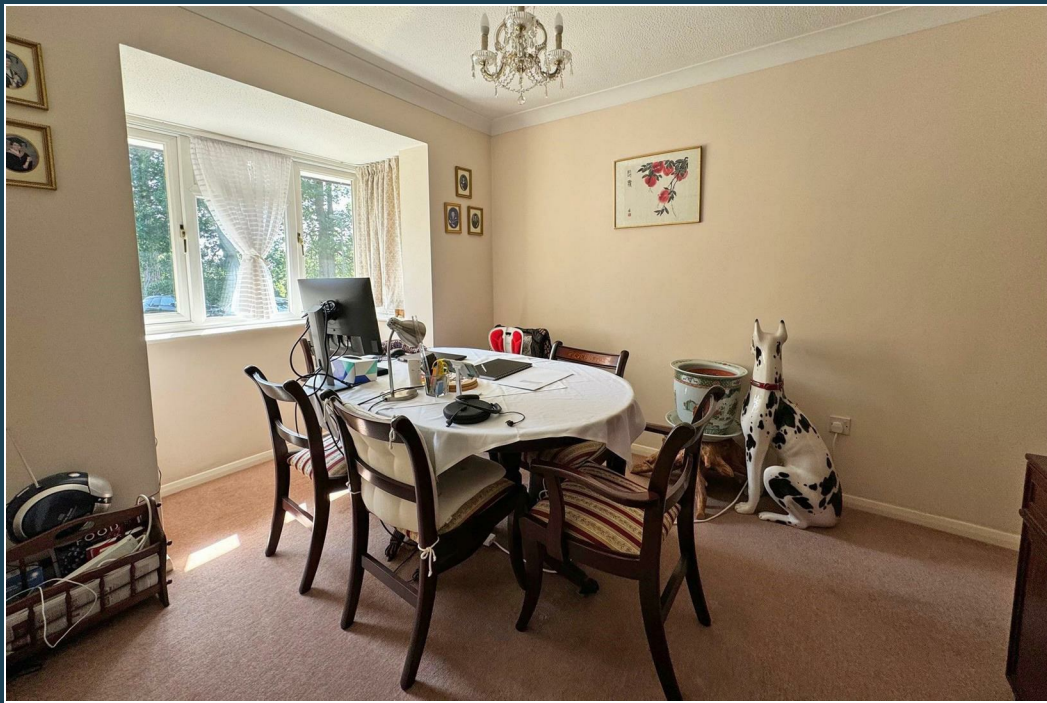




- No Onward Chain
- Potential to Extend (STPP)
- Easy Reach of Godalming Town Centre & Main Line Station
- Living Room
- Dining Room
- Kitchen & Cloakroom
- Four Bedrooms & Two Bathrooms
- Gas Heating & Double Glazed Windows
- Driveway & Double Length Garage
- Walled Rear Garden



A bright and spacious four bedroom detached family home with potential to extend (STPP) located in the popular Charterhouse Area of Godalming being within easy reach of the A3, town centre and main line station to London Waterloo.







Godalming Main Line Station – 1.1 mile (Waterloo approx. 45 mins)

Godalming Town centre – 1.1 miles

Junior School – 0.9 mile

Secondary School – 1.1 miles - Doctors – 0.7 miles Dentist – 0.5 miles

A3 – miles 2.2 miles M25 – 14.7 miles M3 – 13.4 miles

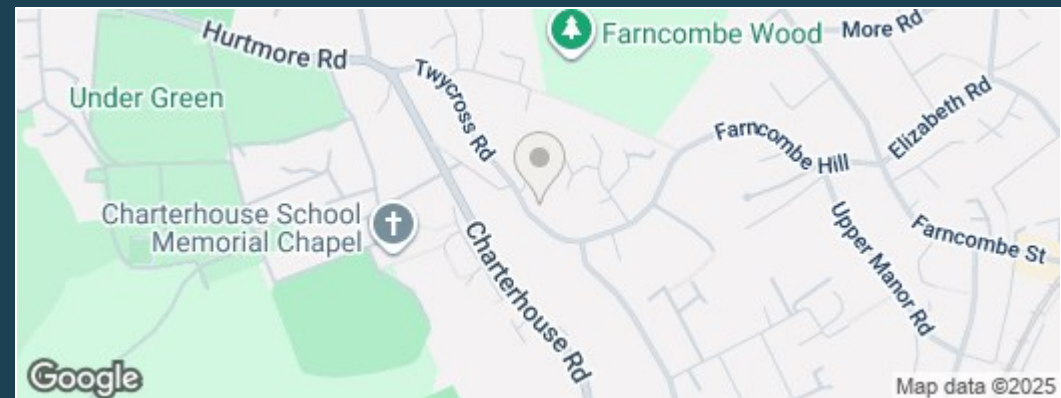
Energy Efficiency Rating D

Council Tax Band – D Payable £2519.93 (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.



Directions: BOX 408 - T2 From our office in the High Street proceed down Bridge Street, across the mini roundabout into Bridge Road. Continue to the end of Bridge Road and at the roundabout turn left into Chalk Road. Continue along Chalk Road, passing under the railway bridge and continuing on into Charterhouse Road. Continue along Charterhouse Road and passing under the next bridge take the first turning on your right hand side into Twycross Road. Number 29 will be found after a short distance on the left.





**Emery &
Orchard**
ESTATE AGENTS

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Twycross Road, Godalming

Approximate Gross Internal Area
Ground Floor = 61.5 sq m / 662 sq ft
First Floor = 59.4 sq m / 639 sq ft
Garage = 26.8 sq m / 288 sq ft
Total = 147.7 sq m / 1589 sq ft



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.