28 Latimer Road

Godalming GU7 1BW

Asking Price: £439,500 Freehold

Emery & Orchard
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- No Onward Chain
- Short Walk of High Street
- Views Over Godalming & Beyond
- Sitting Room
- Dining Room
- Useful Converted Basement
- Kitchen
- Two Bedrooms & First Floor Bathroom
- Gas Central Heating & double Glazed Windows
- Terraced Rear garden

An attractive two bedroom Victorian cottage with useful converted basement and lovely views over Godalming located in a quiet residential road within easy reach to the town centre with it's excellent shops, restaurants, leisure and recreational facilities as well as nearby bus routes and main line station.

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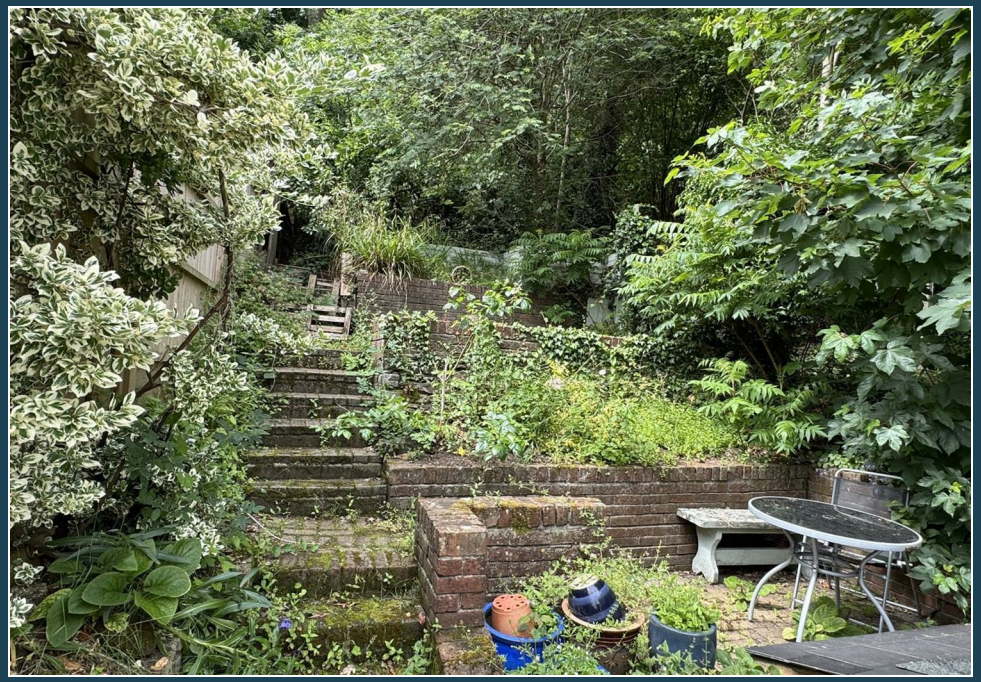


Main Line Station – 0.7 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.3 miles

Infant School – 0.5 miles Junior School – 0.6 miles

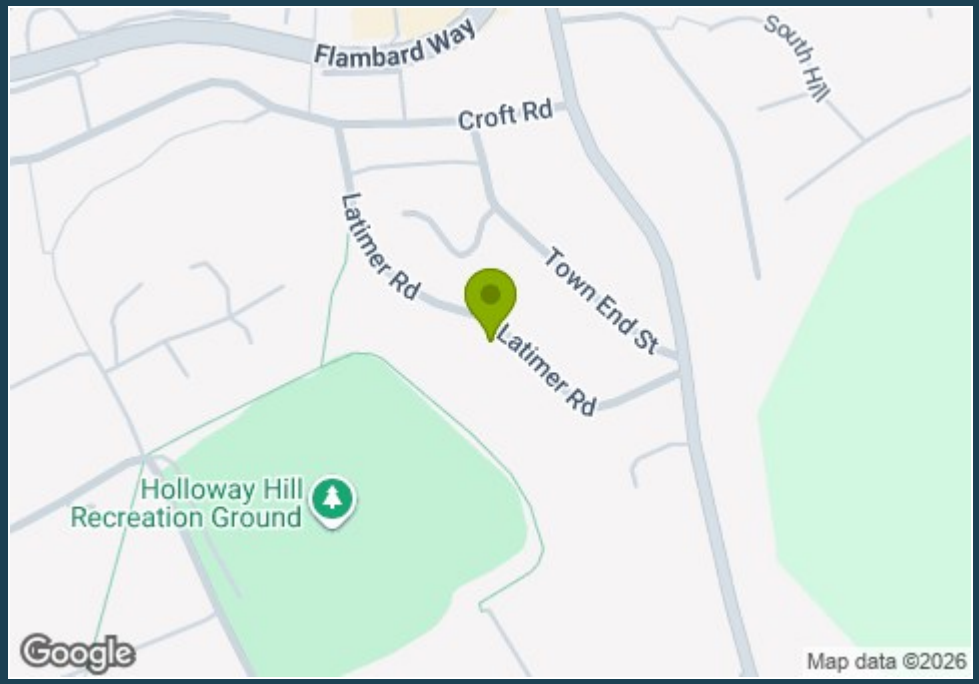
Secondary School – 1.8 miles

Doctors – 1.2 miles Dentist – 0.3 miles

A3 – 3 miles M25 – 15 miles M3 – 15 miles

Council Tax Band – E Payable – £3230.73 (2026/27)

EPC Rating – E



Directions: From our office in the High Street proceed down Bridge Street and at the mini roundabout take the right hand exit into Flambard Way. Continue along Flambard Way to the second set of traffic lights and turn left into the Brighton Road then take the first turning on your right hand side into Croft Road and second left into Latimer Road. Number 28 will then be found about half way down on your right hand side.

Latimer Road, Godalming

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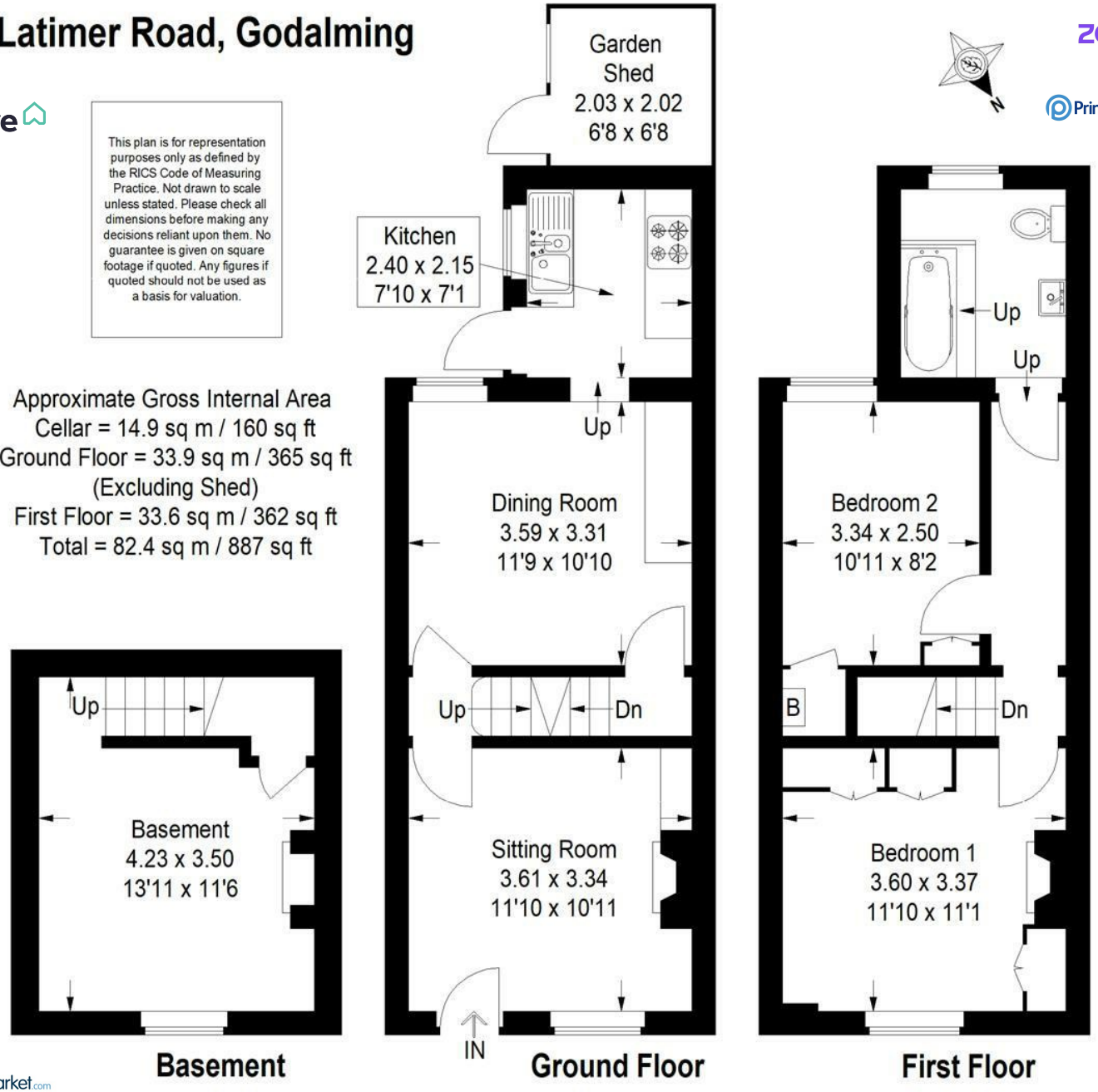
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
Cellar = 14.9 sq m / 160 sq ft
Ground Floor = 33.9 sq m / 365 sq ft
(Excluding Shed)
First Floor = 33.6 sq m / 362 sq ft
Total = 82.4 sq m / 887 sq ft



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Emery & Orchard
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The Property Ombudsman

APPROVED CODE TRADING STANDARDS UK

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.