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www.emeryorchard.co.uk
FOR SALE

Lawsonia Marshall Road
Godalming GU7 3AS
Guide Price: £400,000 Freehold



- Highly Convenient & Level Location
- Walking Distance of Main Line Station
- Enclosed Entrance Porch
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Heating & Double Glazed Windows
- Attractive Gardens
- Driveway & Garage



A one bedroom semi detached bungalow with driveway and garage and attractive easily maintained garden. The bungalow occupies a very convenient location being within easy reach of both Godalming and Farncombe centres offering an excellent range of shops, leisure and recreational facilities as well as nearby bus routes and two main line stations.









Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.2 miles Godalming – 0.6 miles

Infant School – 0.4 miles Junior School – 0.4 miles

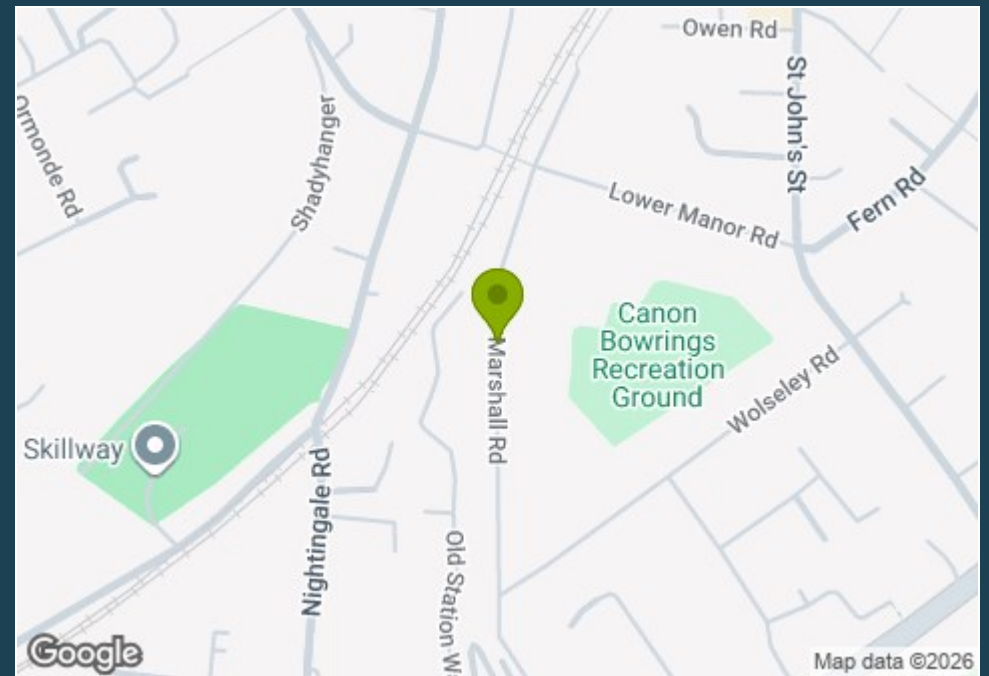
Secondary School – 0.9 miles

Doctors – 0.7 miles Dentist – 0.6 miles

A3 – 2.7 miles M25 – 15.0 miles M3 – 14.7 miles

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

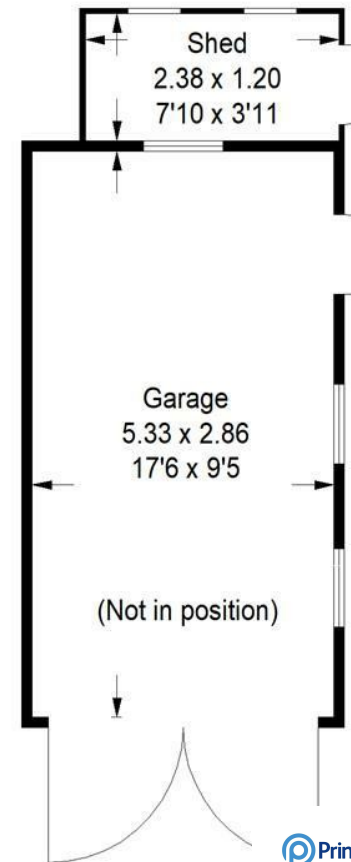
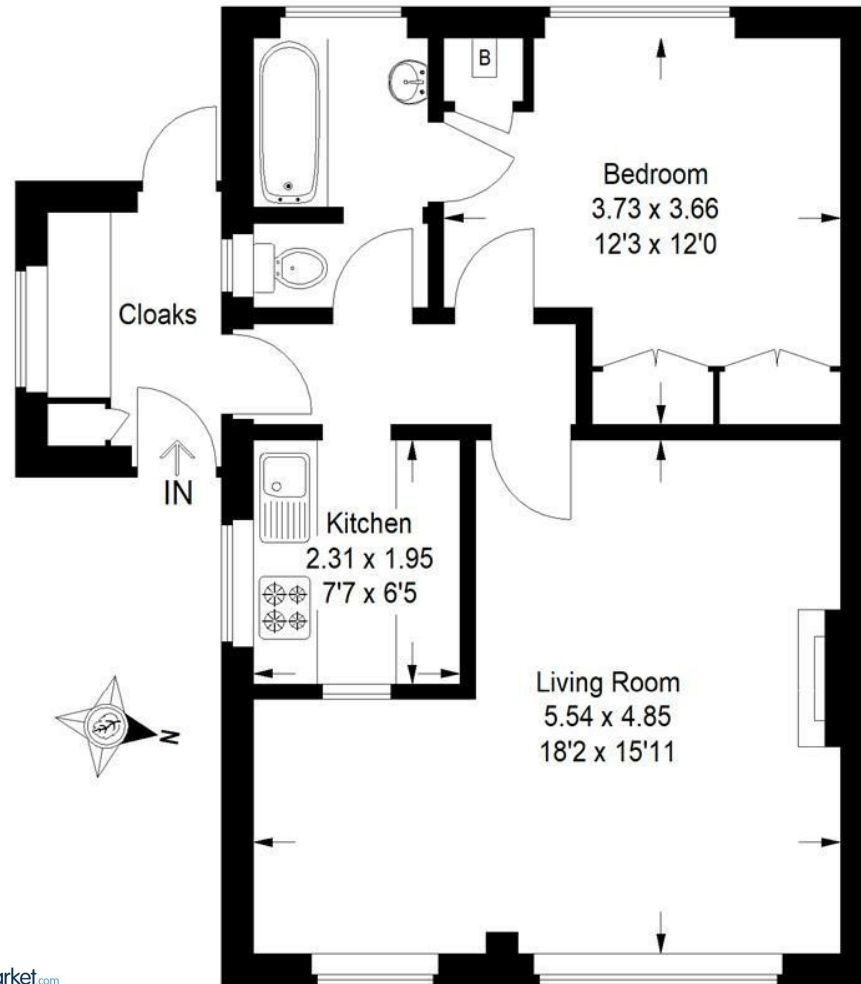
EPC Rating – TBC



Directions: BOX 418 - L1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the right hand exit onto the A3100 (Meadow) and continue along Meadow for a short distance and take the second turning on your left hand side into Llanaway Road. Continue to the top of Llanaway Road and turn left into Wolseley Road. Follow the road round the sharp right hand bend into Marshall Road and Lawsonia will be found on your left hand side.

Approximate Gross Internal Area
 52.7 sq m / 567 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 71.1 sq m / 765 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.



**Emery &
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ESTATE AGENTS

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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.