



17 Waterside Close

Godalming GU7 1JZ

Asking Price: £575,000 Freehold





- Entrance Hall & Cloakroom
- Kitchen & Dining Room
- Conservatory
- First Floor Sitting Room
- Three Bedrooms
- Bathroom & Shower Room
- Double Glazing & Gas Heating
- Driveway & Garage
- Attractive Gardens
- Private Riverside Setting



A bright and well planned three bedroom three storey end of terraced town house offering adaptable accommodation with a driveway, garage and attractive gardens. The property occupies a delightful riverside setting, forming part of a select private gated development that is located within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, popular schools as well as nearby bus routes and only 0.7 of a mile from the station.







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

Farncombe Village Centre – 0.6 miles Godalming – 1 mile

Infant School – 1.2 miles Junior School – 0.7 miles

Secondary School – 1.2 miles

Doctors – 0.1 miles Dentist – 0.9 miles

A3 – 3 miles M25 – 13 miles M3 – 15 miles

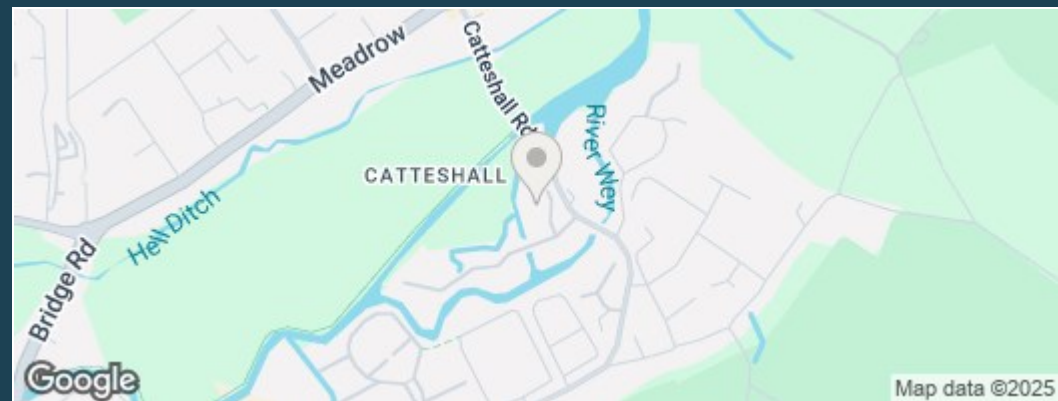
Council Tax Band – E Payable – £2940.89 (2024/25)

EPC Rating – D

Service Charge – £70 Per Month



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout second exit onto the A3100 (Meadow) in the direction of Guildford. Continue along the A3100 and take the first turning on your right hand side into Catteshall Road. Continue along Catteshall Road passing over the river bridge and take the first turning right into Blackburn Way and then immediately right again into Waterside close.



Approximate Gross Internal Area
Ground Floor (Including Garage) = 59.4 sq m / 639 sq ft
First Floor = 47.1 sq m / 507 sq ft
Second Floor = 24.6 sq m / 265 sq ft
Total = 131.1 sq m / 1411 sq ft

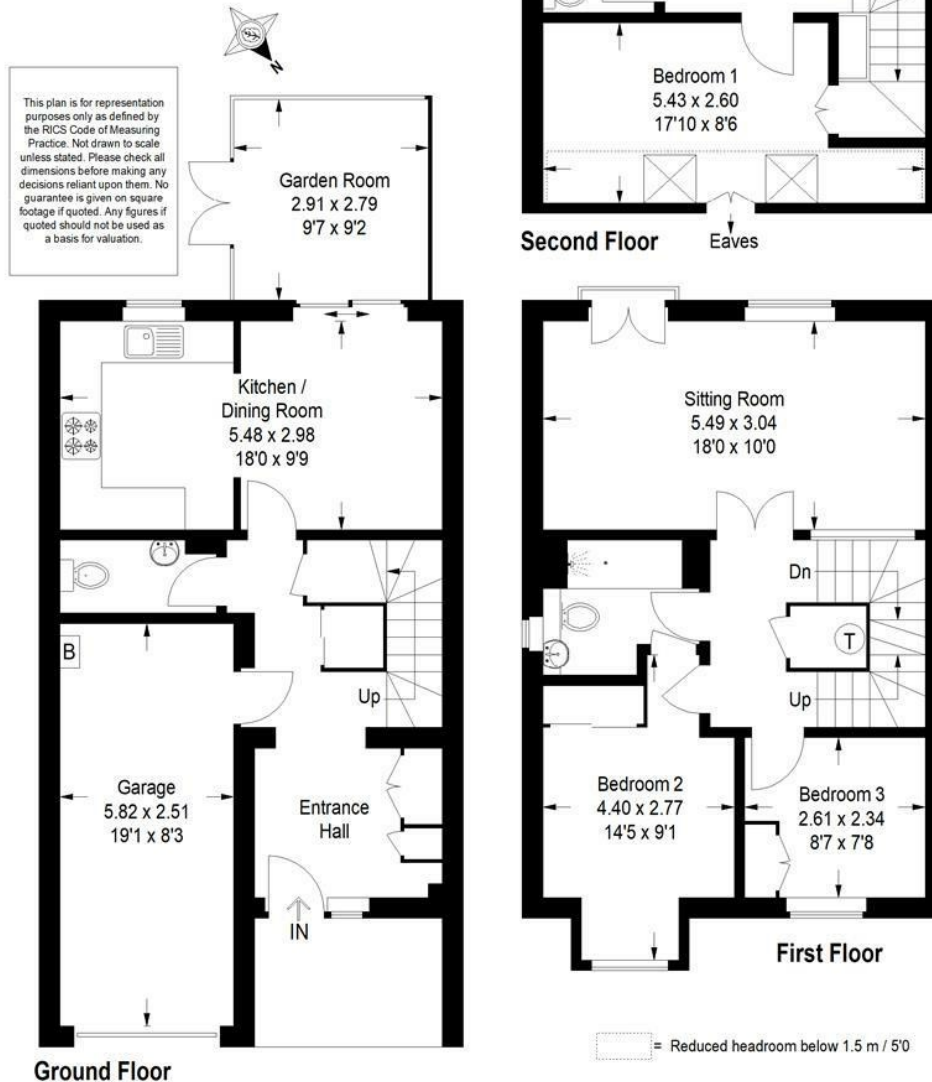


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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings 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.