



## 2 Somerset Close

Elstead Surrey GU8 6FB

Asking Price: £550,000 Freehold



- Entrance Hall & Cloakroom
- Sitting/Dining Room
- Fitted Kitchen/Breakfast Room  
With Integrated Appliances
- Three Double Bedrooms
- En-suite and Family Bathroom
- Gas Central Heating & Double  
Glazing
- Attractive South Westerly Facing  
Garden
- Three Car Driveway
- Garage
- Balance Of LABC Warranty



A fabulous three bedroom semi detached house providing stylish, bright and well planned accommodation that includes a superb fitted kitchen/breakfast room with integrated appliances, a delightful sitting/dining room with doors out to the garden, three double bedrooms, stylish en-suite and family bathroom. The house also benefits from a three car driveway, a large garage and an attractive south-westerly facing garden. The property occupies a great location, set in a small cul de sac on the outskirts of the village with its excellent local shops, public houses, recreational facilities, St James' Primary School and close to much beautiful open countryside.







Main Line Station – 3.4 miles (Waterloo approx. 55 mins)

Village Centre – 1 mile Godalming – 4.5 miles

St James Primary School – 1.6 miles Rodborough Secondary School – 3.3 miles

Doctors – 1 mile Dentist – 1.1 miles

Heathrow – 28 miles Gatwick – 35 miles

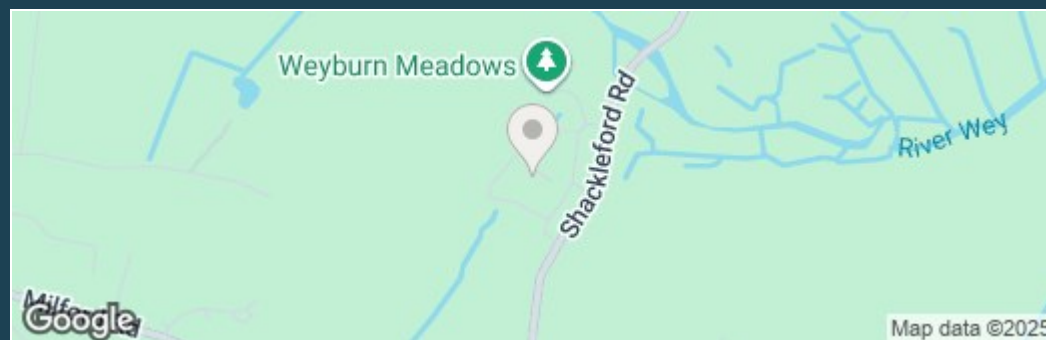
A3 – 2 miles M25 – 15.3 miles M3 – 13.8 miles

Council Tax Band – E Payable – £2,878.09 (2024/25)

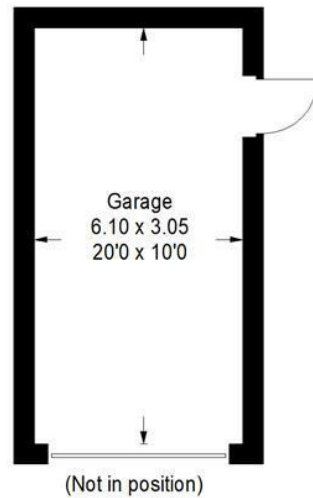
EPC Rating – B Service Charge – Approx. £300 P.A.



Directions: Proceed out of Godalming in a southerly direction towards Milford on the A3100 going straight ahead at the mini roundabout (second exit) passing through the village and at the next traffic lights turn right following the signs for the A3 and Elstead. At the next roundabout take the second exit passing over the A3 and then the first exit left on to the B3100 signposted to Elstead. Continue for 1.4 miles and just before you reach the village, turn right into Shackleford Road. Then take the 2nd turning on your left into Weyburn Lane and then hear right into Tiger Moth Lane and then Somerset Close will then be

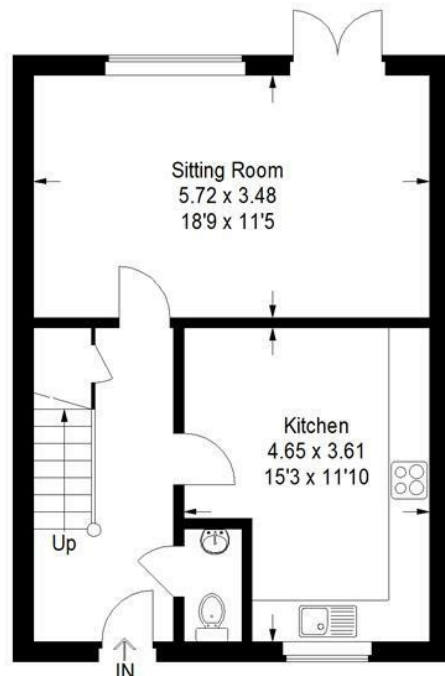


## Somerset Close, Elstead GU8

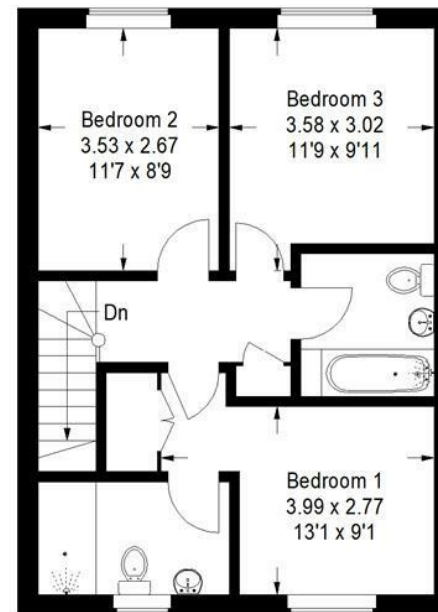


Approximate Gross Internal Area  
97.7 sq m / 1052 sq ft  
Garage = 18.6 sq m / 200 sq ft  
Total = 116.3 sq m / 1252 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



Ground Floor



First Floor



**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.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.