



55 Eashing Lane  
Godalming Surrey GU7 2LB  
Guide Price: £425,000 Freehold

- Tucked Away Yet Convenient Location
- Entrance Hall
- Sitting Room With Wood Burner
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- En-suite Shower Room
- Gas Central Heating & Double Glazing
- Solar Panels & Inverter
- Attractive Front & Rear Gardens



A delightful and much improved detached bungalow having been thoughtfully improved and extended to provide bright and well planned accommodation that includes an impressive sitting room with wood burning stove, good size kitchen/dining room, two double bedrooms, one with an en-suite shower room and a further bathroom. The property occupies a tucked away yet convenient location, set off a pedestrian pathway, within easy reach of Godalming town centre with its excellent shops, restaurants, leisure, recreational facilities and main line station as well as nearby bus routes.

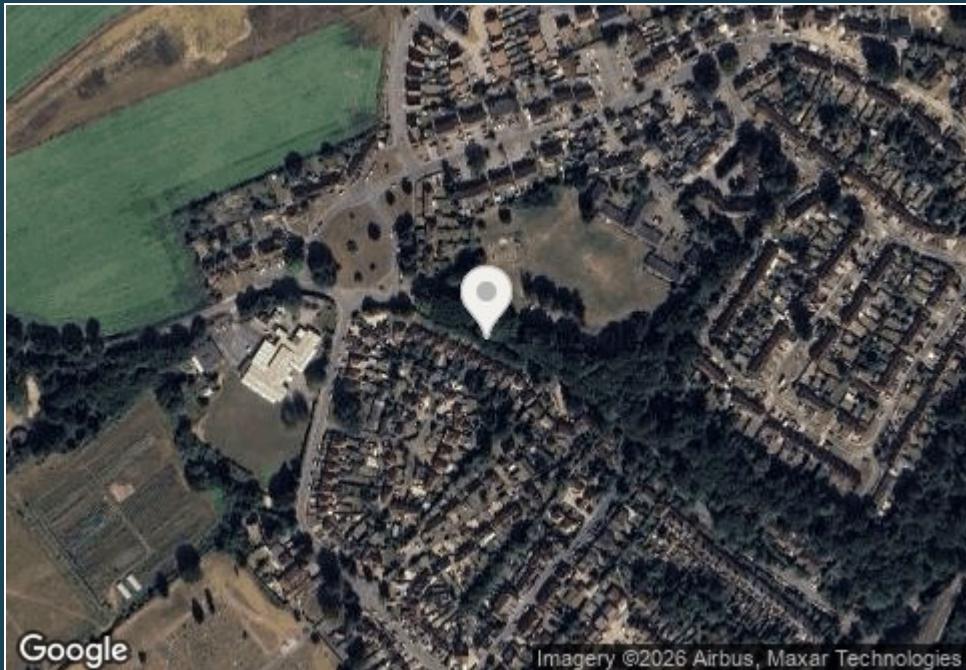
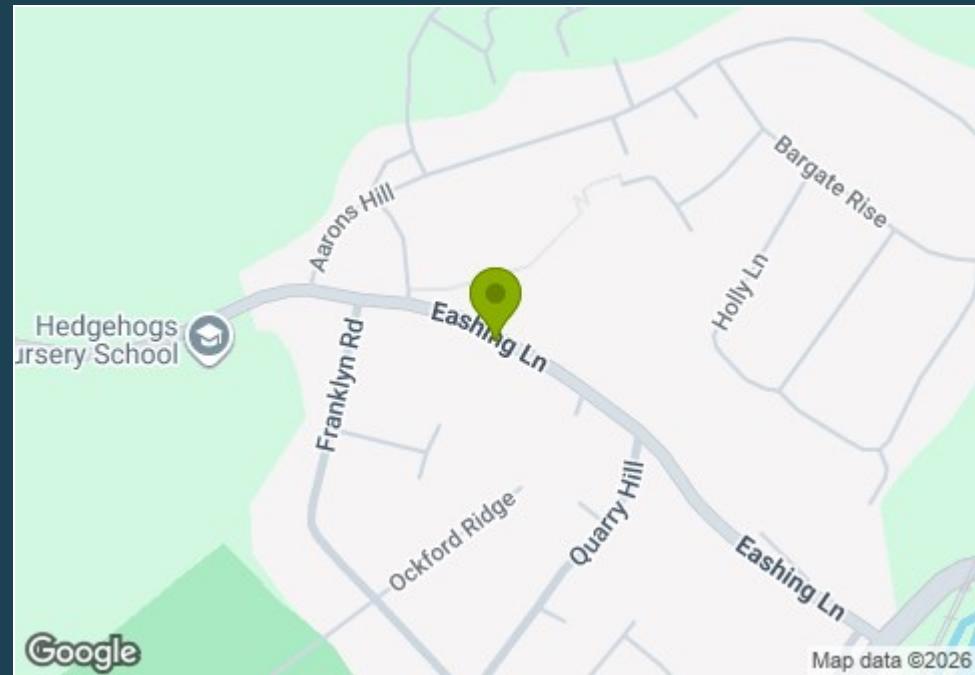








Main Line Station - 0.9 miles (Waterloo approx. 50 mins)  
Godalming - 0.8 miles Milford Village Centre - 1.3 miles  
Primary School - 0.1 miles Secondary School - 2.1 miles  
Doctors - 1.3 miles Dentist - 1.5 miles  
A3 - 1.7 miles M25 - 16 miles M3 - 16 miles  
Council Tax Band - D Payable - £ 2519.93 (2025/26)  
EPC Rating - B



Directions: Proceed out of Godalming in a southerly direction along Flambard Way, which continues into Ockford Road. At the first roundabout (opposite the Inn on the Lake) take the second exit and shortly after passing under the railway bridge take the first turning right into Eashing Lane and continue up the hill past Old Lodge Close on your left hand side. Take the next turning left into Franklin Road. Walk back from Franklin Road along a pedestrian pathway and the property will then be seen after a short distance on the right hand side.

Approximate Gross Internal Area  
65.1 sq m / 701 sq ft

