14 Tottenham Road

Godalming Surrey GU7 2HT

Asking Price: £575,000 Freehold

Emery & Orchard
ESTATE AGENTS

ATLAS

- Short Wal of Village Centre & Main Line Station
- Easy Reach of Godalming Town Centre
- Stylishly Extended & Refurbished
- Entrance Hall & Cloak/Utility Room
- Bay Fronted Sitting Room
- Open Plan Kitchen/Dining Room with Part Vaulted Ceiling
- Three Bedroom & Bathroom
- Gas Heating & Double Glazed Windows
- Private Rear Garden
- Useful Timber Garden Office & Garden Store

A fully refurbished and extended three bedroom semi detached house providing spacious and well planned accommodation offering a blend of Victorian character with contemporary living. A thoughtful rear extension transforms the ground floor into a bright, open-plan hub perfect for both family life and entertaining. A short stroll brings you into the heart of Farncombe village, with its excellent selection of local shops, and everyday amenities including a main line station serving London Waterloo in 45 minutes.

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Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.2 miles

Godalming High Street – 0.7 miles

Infant School – 0.3 miles Junior School – 0.6 miles

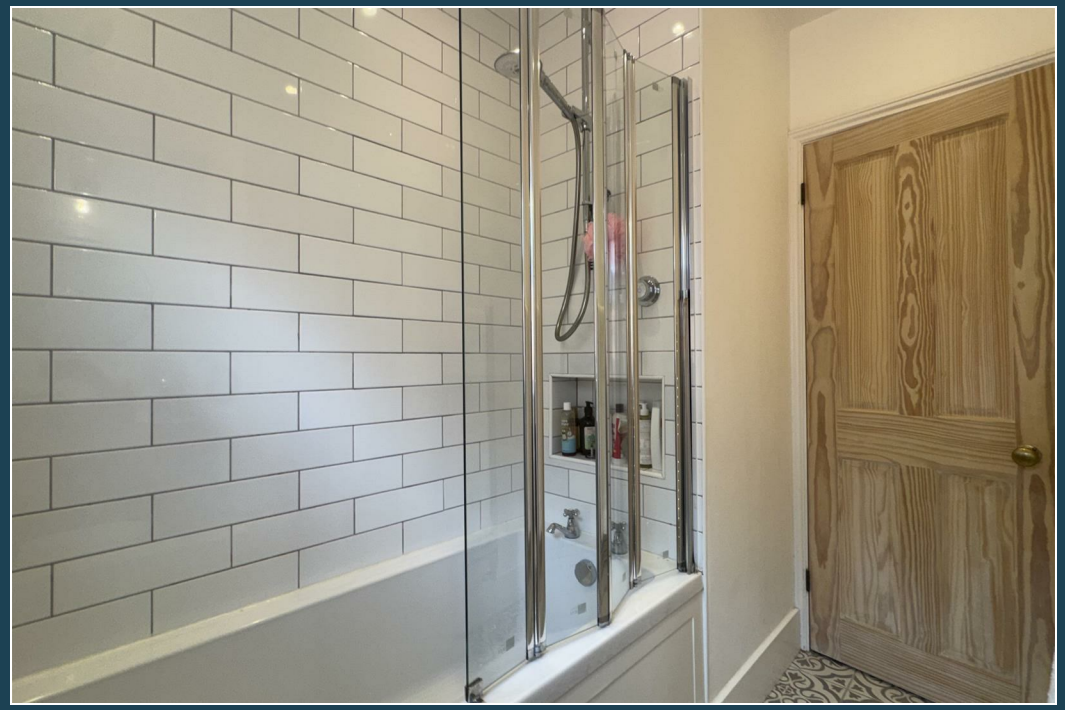
Secondary School – 0.8 miles

Doctors – 0.7 miles Dentist – 0.5 miles

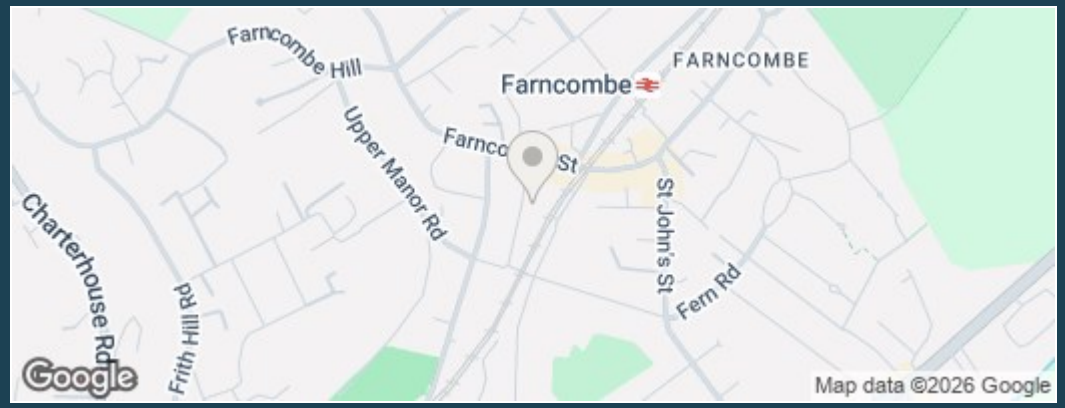
A3 – 2 miles M25 – 12.5miles M3 – 14 miles

Council Tax Band – C Payable – £2349.63 (2026/27)
N.B. As the property has recently been extended the council tax band may be reviewed and increased following the sale of the property.

EPC Rating – D



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and second right in to Nightingale Road. Continue along Nightingale Road passing the Cricketers Pub on your left hand side and at the end of the road at the 'T junction turn right into Farncombe Street. Tottenham Road is then the first road on your right hand side.

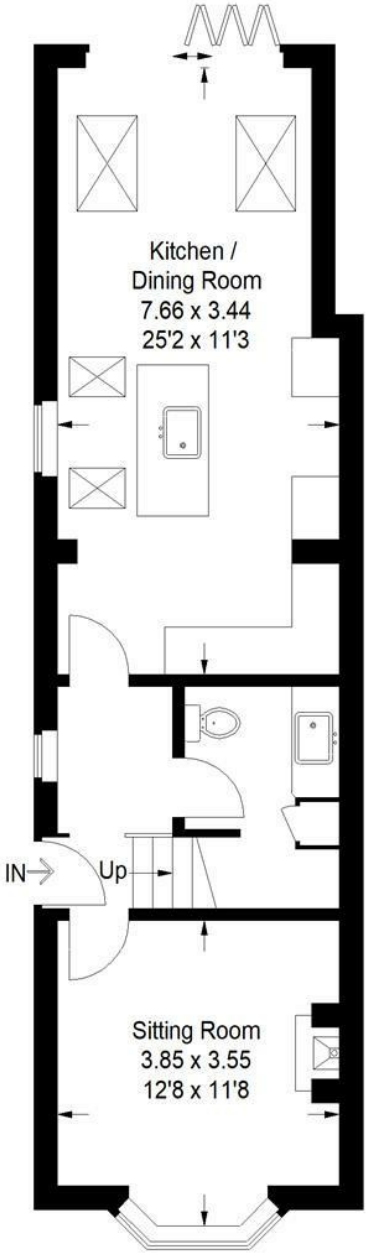


rightmove

Tottenham Road, Farncombe

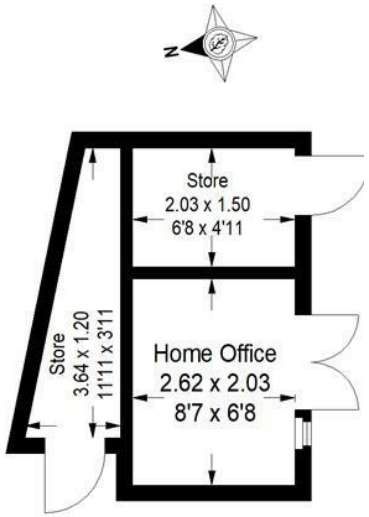
ZOOPLA

Approximate Gross Internal Area
Ground Floor = 50.3 sq m / 541 sq ft
First Floor = 33.8 sq m / 364 sq ft
Outbuilding = 12.3 sq m / 132 sq ft
Total = 96.4 sq m / 1037 sq ft



Ground Floor

First Floor



(Not in position)

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.

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.