

4 Pound Close

Godalming GU7 1BU

Asking Price: £425,000 Freehold

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- ***No Onward Chain***
- In the Heart of the Town Centre
- Offering Potential to Improve
- Garage & Off Road Parking
- Living Room
- Kitchen/Dining Room
- Two Bedrooms & Bathroom
- Double Glazed Windows
- Electric Heating
- Front Garden & Rear Paved Courtyard



A rare opportunity to acquire a modern, two-bedroom end-of-terrace home set in the heart of the Godalming Conservation Area. Offering bright, spacious, and well-proportioned accommodation throughout, the property offers potential to improve and customise to your own taste. The house is just a short, level stroll from the High Street and within easy reach of the mainline station for direct links to London Waterloo. Combining central town living with the highly coveted and rare benefits of both a garage and off-road parking, this property will appeal to first-time buyers, downsizers, and investors alike.

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Godalming High Street - 94 Meters

Main Line Station – 0.4 mile (Waterloo approx. 45 mins)

Dentist – 270 Meters Doctors - 1.2 Miles

A3 – miles 2.8 miles M25 – 15.8 miles M3 – 15 miles

Energy Efficiency Rating E

Council Tax Band – C Payable ££2349.63 (2026/27)



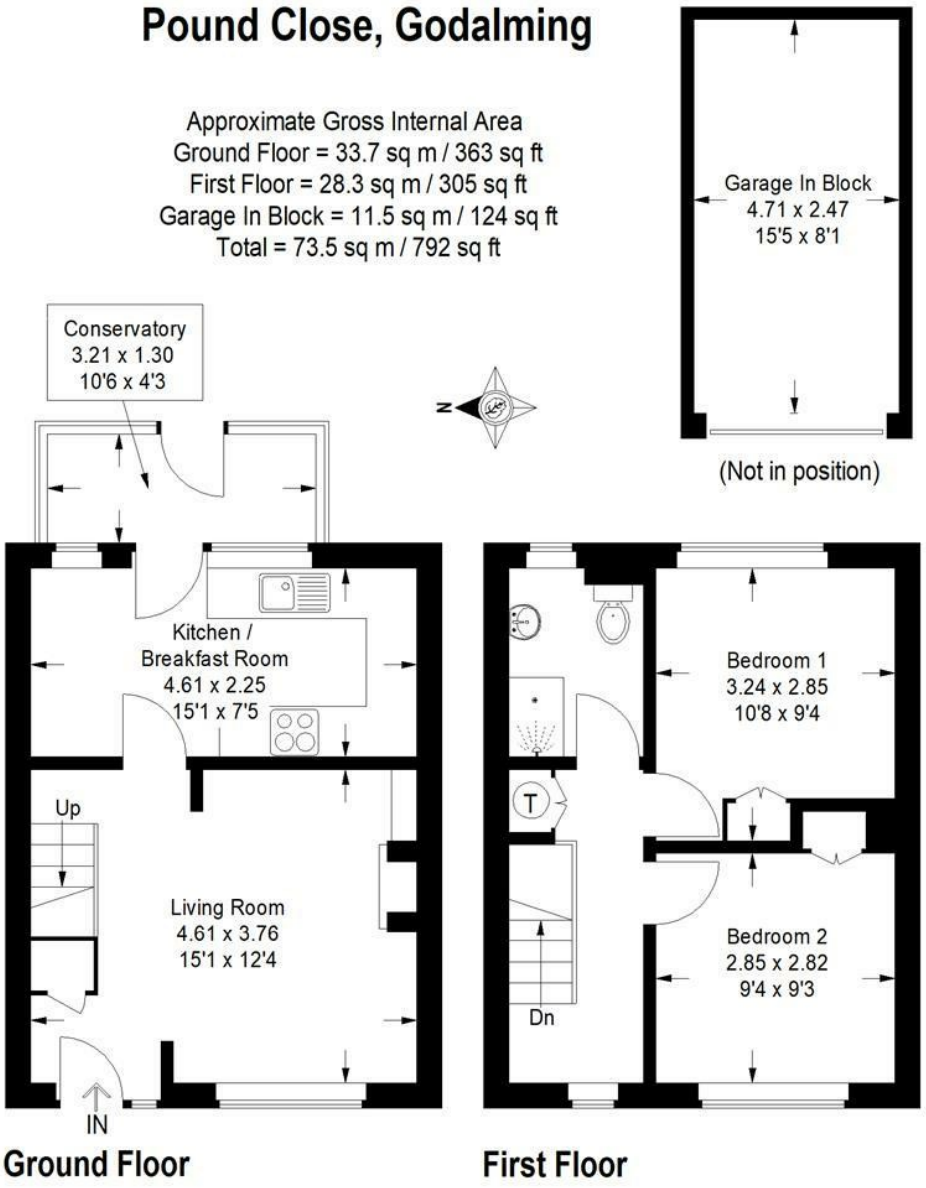


Directions: From our office in Godalming, proceed in a southerly direction up the High Street, taking the second turning left into Pound Lane. Bear right passing Record Corner on your left hand side and Pound Close will be seen immediately in front of you.



Pound Close, Godalming

Approximate Gross Internal Area
Ground Floor = 33.7 sq m / 363 sq ft
First Floor = 28.3 sq m / 305 sq ft
Garage In Block = 11.5 sq m / 124 sq ft
Total = 73.5 sq m / 792 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.

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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.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. 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.