



3 Warramill Road

Godalming Surrey GU7 1LT

Offers In The Region Of: £565,000 Freehold

- Entrance Hall
- Dual Aspect Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Heating
- Driveway & Carport
- South/Westerly Facing Garden
- Potential to Improve/Extend (STPP)



A most attractive three bedroom detached house in need of modernisation and offering excellent potential for extension, subject to any necessary consents, set on a wide south westerly facing plot. The property is conveniently located within easy reach of both Godalming and Farncombe centres offering an excellent range of shops, restaurants, leisure, recreational facilities, popular schools, bus routes and two main line stations.









Main Line Station – 0.9 miles (Waterloo approx. 45/50mins)

Farncombe Village Centre – 0.8 miles Godalming – 1 mile

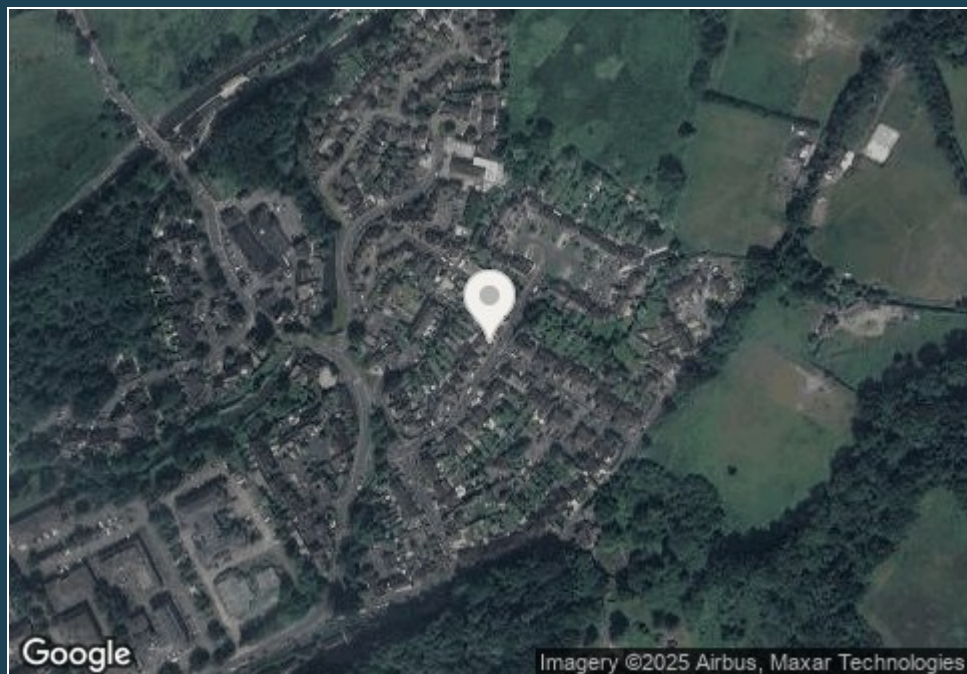
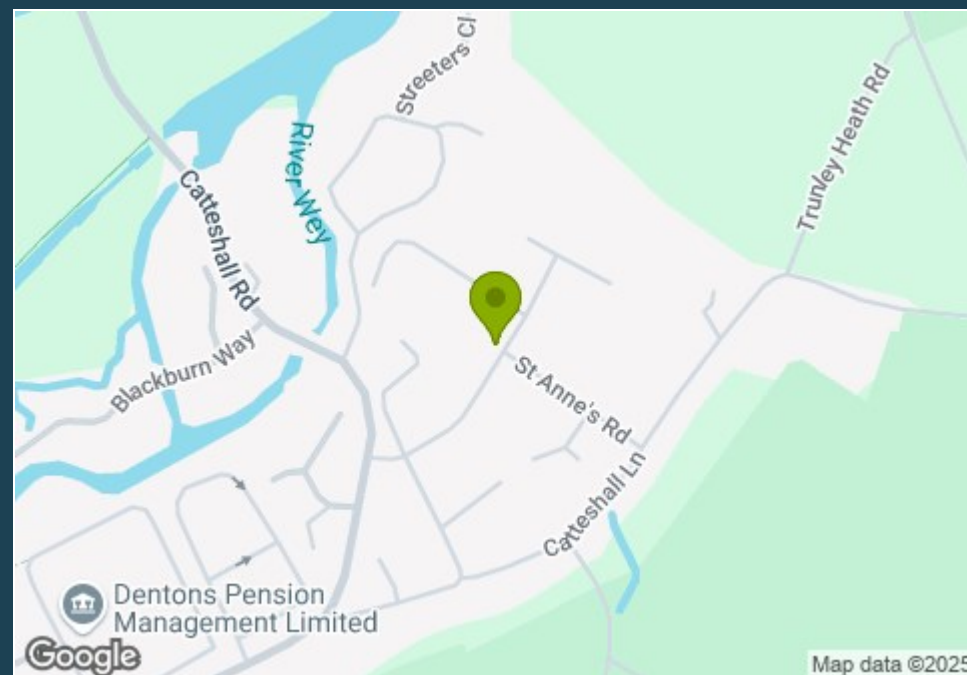
Infant School – 0.8 miles Junior School – 0.8 miles

Secondary School – 1.3 miles

Doctors – 0.2 miles Dentist – 0.9 miles

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

Council Tax Band – E Payable – £2766 EPC Rating – E



Directions: BOX 405 - W1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit into Meadow (A3100) and take the first turning on your right hand side into Catteshall Road. Continue over the river and take the second turning on your left hand side into Warramill Road. Continue toward the end of Warramill Road and where the road turns left, number 3 will be found on your left, where you will see our For Sale board.

Warramill Road, Godalming

Approximate Gross Internal Area
Ground Floor = 45.2 sq m / 486 sq ft
First Floor = 42.5 sq m / 457 sq ft
Total = 87.7 sq m / 943 sq ft



**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.