

15 Overbrook

Godalming GU7 1LX

Guide Price: £575,000 Freehold

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- No Onward Chain
- Scope To Improve & Extend (STPP)
- Entrance Hall
- Sitting/Dining room
- Kitchen
- Three Bedrooms
- Bathroom & WC
- Driveway & Garage
- Fabulous Garden
- Backing Onto Fields



A three bedroom semi detached family home with driveway, garage and fabulous garden backing onto countryside. The property provides well-planned accommodation that offers potential for updating and scope for extension, subject to obtaining any necessary consents. The house occupies a great location, set in a small cul-de-sac within easy reach of the town centre, which offers excellent shops, restaurants, leisure and recreational facilities, as well as popular schools, bus routes and mainline station.

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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

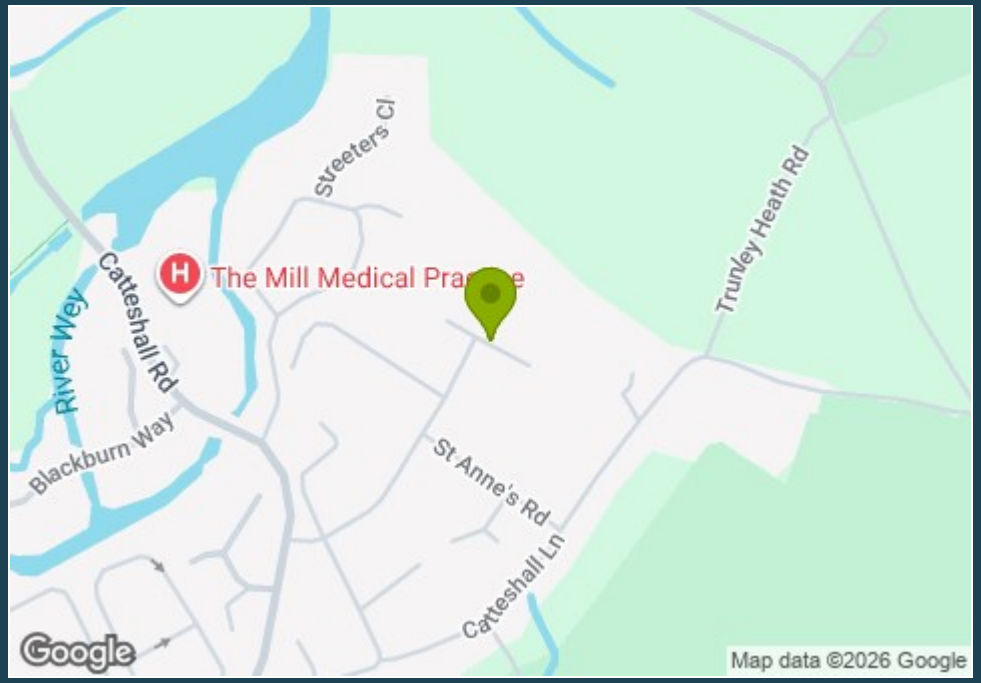
Secondary School – 1.3 miles

Doctors – 0.2 miles Dentist – 0.9 miles

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

Council Tax Band – E Payable – £3079 (2025/26)

EPC Rating – E





Directions: BOX 420 O2 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 Meadrow (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 towards the end of Warramill Road and Overbrook will be found ahead of you.

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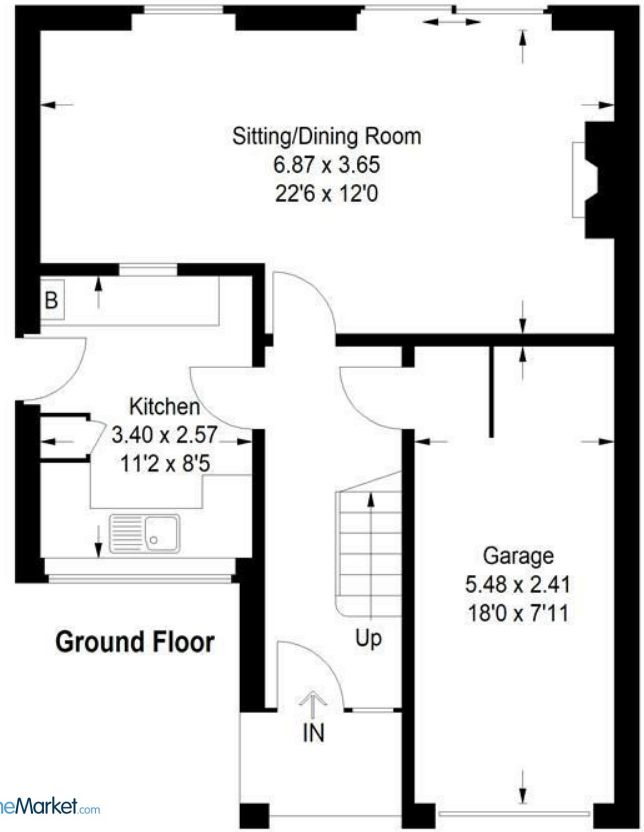
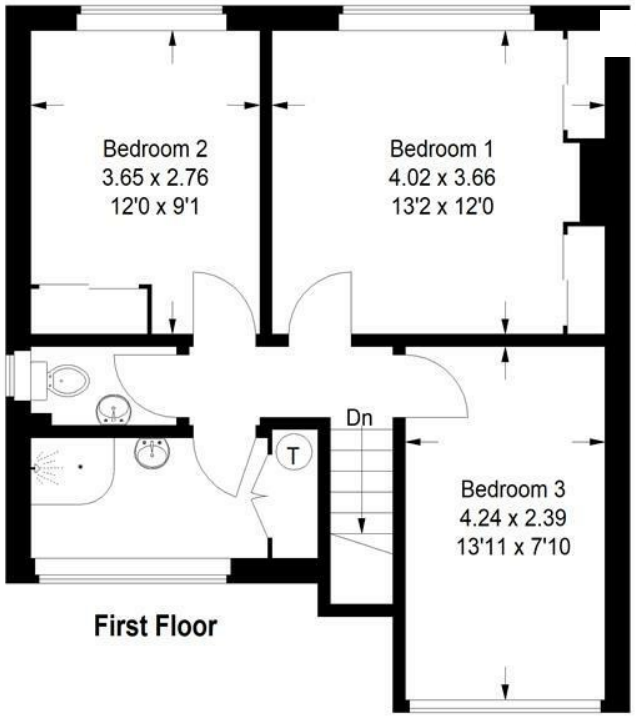
ZOOPLA

Overbrook, Godalming

Approximate Gross Internal Area
Ground Floor (Including Garage) = 55 sq m / 592 sq ft
First Floor = 48.4 sq m / 521 sq ft
Total = 103.4 sq m / 1113 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

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.