
Hurstons Tottenham Road
Godalming GU7 2HT
Guide Price: £450,000 Freehold
Emery&
Orchard
ESTATE AGENTS



- No Onward Chain
- Potential To Extend (STPP)
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Lean To & Garden Store
- Driveway & Garage
- Attractive Garden



A delightful two bedroom detached bungalow providing well planned accommodation as well as offering potential to extend, subject to planning permission. The property provides accommodation that includes an entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. Outside there is a lean to, useful garden store as well as a driveway, garage and attractive garden. The property occupies a great location being within easy reach of both Farncombe & Godalming centres offering an excellent range of shops, restaurants, leisure and recreational facilities, popular schools nearby bus routes and only 0.2 of a mile from the station.

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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

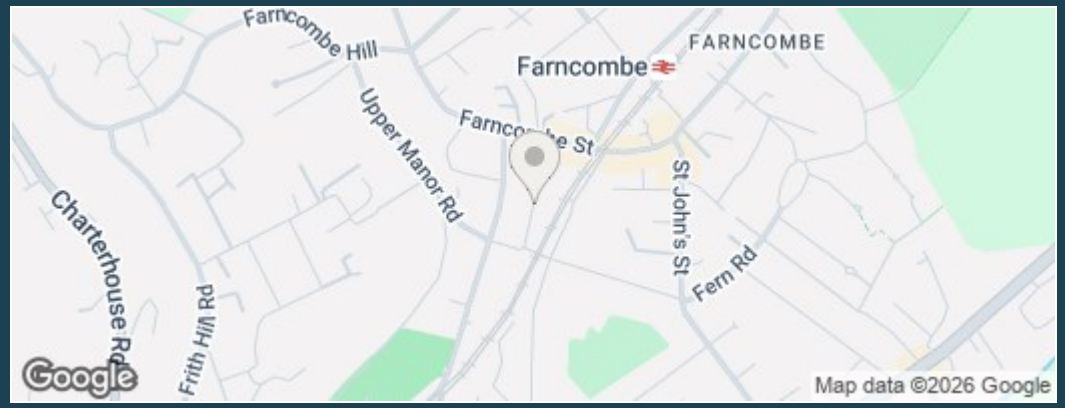
Council Tax Band – D Payable – £2519.93 (2025/26)

EPC Rating – D



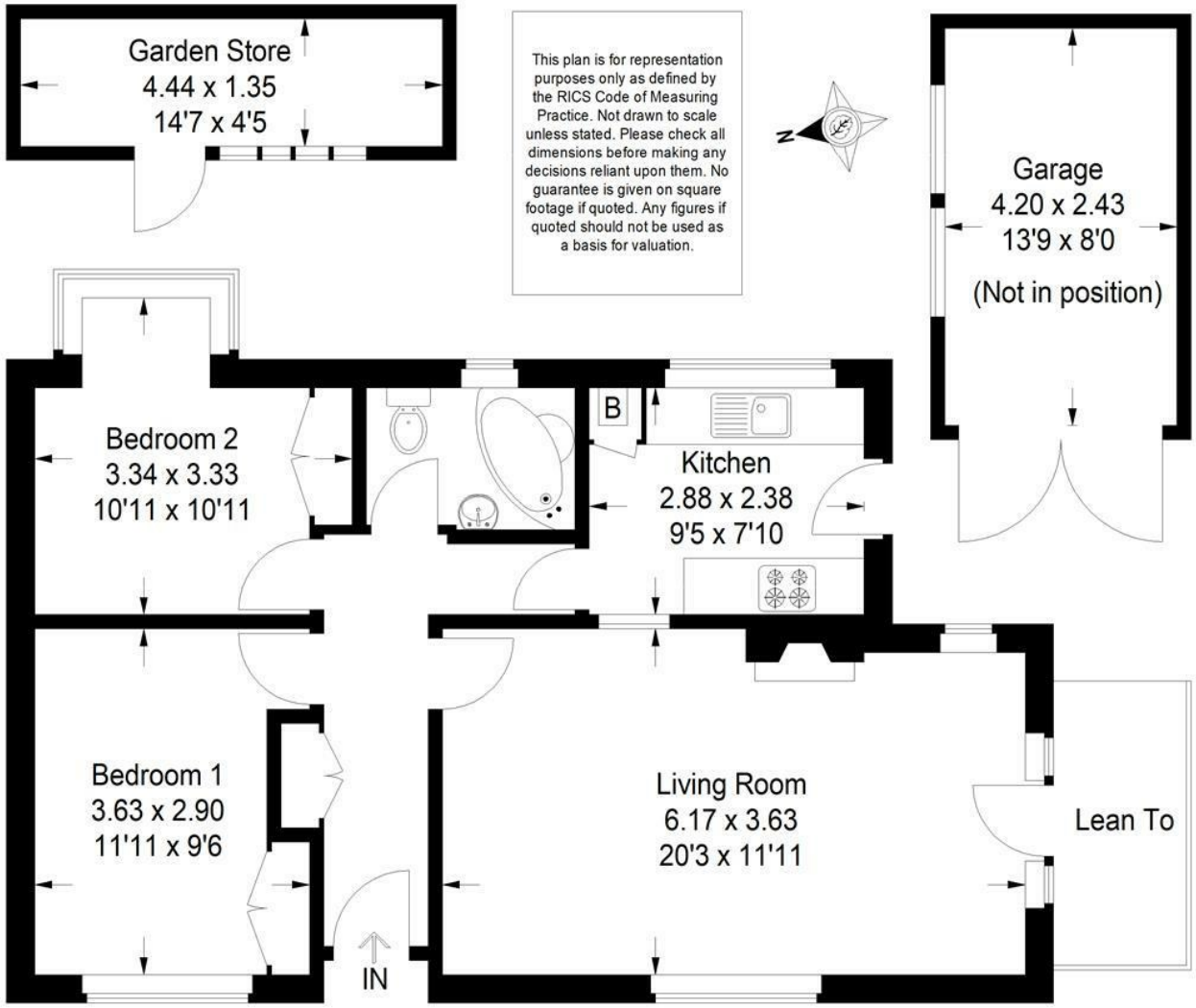


Directions: BOX 421 H1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and second right into Nightingale Road. Continue along Nightingale Road and just before The Cricketers Public House turn right into Upper Manor Road and at the bottom bear left into Tottenham Road and Hurstons will be found as the first property on your right.



Tottenham Road

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft
Garage = 10.3 sq m / 111 sq ft
Garden Store = 6.0 sq m / 64 sq ft
Total = 77.5 sq m / 834 sq ft



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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.