



19 Broomfield

Elstead Surrey GU8 6HH

Offers In The Region Of: £375,000 Freehold



- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Heating
- Side & Rear Gardens
- Potential For Extension (STPP)
- No Onward Chain



A well planned three bedroom family house in need of updating and offering great potential for extension, subject to any necessary consents. The house occupies a corner position over looking a small green in an established residential road close to the village centre with its excellent local shops, public houses, recreational facilities, St James' Primary School and close to much beautiful open countryside.





Distance to Main Line Station – 3.8 miles

Distance to Centre – 0.3 miles

Primary School – 0.8 miles Secondary School – 3.7 miles

Distance to A3 – 2.2 miles Distance to M25 – 16.3 miles

Distance to M3 – 11.5 miles

Doctors – 0.2 Miles Dentists – 0.3 miles

Council Tax Band - D Payable - £2248.13 (2023/2024)

Energy Efficiency Rating - E

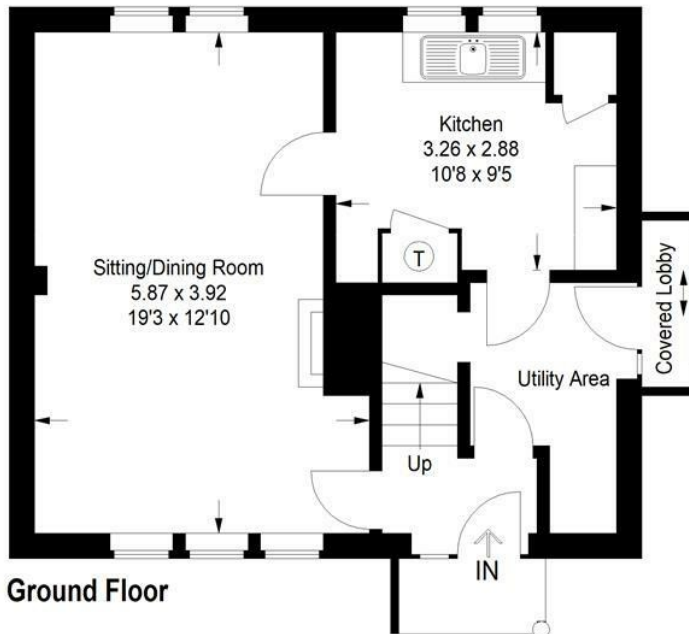
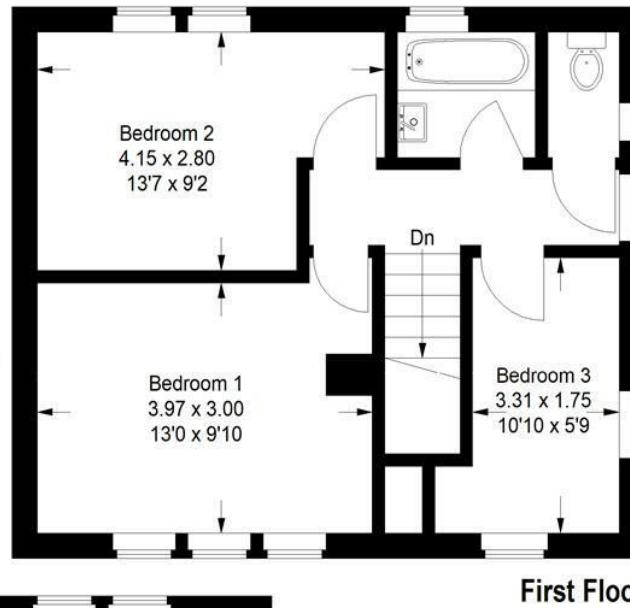


Proceed out of Godalming in a southerly direction towards Milford on the A3100 going straight ahead at the mini roundabout (second exit) passing through the village and at the next traffic lights turn right following the signs for the A3 and Elstead. At the next roundabout take the second exit passing over the A3 and then the first exit left on to the B3100 signposted to Elstead. Continue along this road for approximately 2 miles and on entering the village turn right into Broomfield,



Broomfield, Elstead

Approximate Gross Internal Area
 Ground Floor = 43.8 sq m / 471sq ft
 First Floor = 41.7 sq m / 449 sq ft
 Total = 85.5 sq m / 920 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.



**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.

