



11 Grange Close

Godalming GU7 1XT

Asking Price: £550,000 Freehold



**Emery &
Orchard**
ESTATE AGENTS



- Private Gated Cul de Sac
- Short Walk of River Wey Tow Paths
- Easy Reach of Town Centre & Main Line Station
- Dining/Family Room
- Kitchen & Cloakroom
- Sitting Room/Fourth Bedroom
- Three Double Bedrooms
- En-Suite Bathroom & 'Jack & Jill' En-Suite Shower Room
- South Facing Rear Garden
- Garage in Nearby Block



A stylish and adaptable 3/4 bedroom three storey town house with garage and southerly facing garden occupying a great location forming part of a small private gated development having easy access to the town centre, main line station and A3.







Godalming Main Line Station – 0.8 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.9 miles

Doctors – 0.2 miles Dentist – 0.8 Miles

A3 – 3.0 miles M25 – 16.1 miles M3 – 15.1 miles

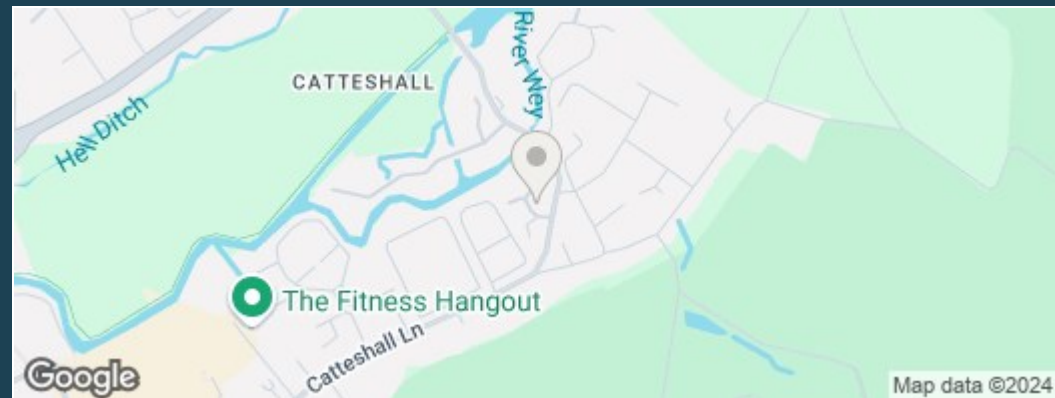
Council Tax Band - F Payable - £3315.97 (2023/24)

Energy Efficiency Rating = C

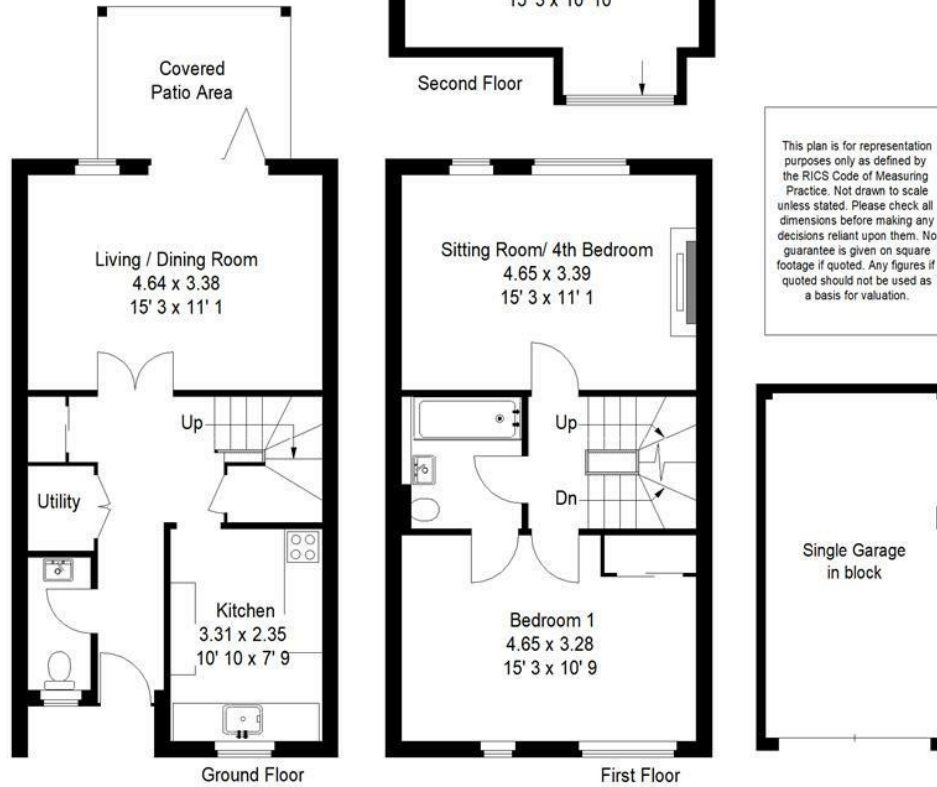
N. B. There is a charge of approximately £400 P.A. for the upkeep and maintenance of the private road.



Directions: Leave Godalming on the A3100 (Meadrow) towards Guildford. After approximately 1 mile take the first turning right into Catteshall Lane. Continue along Catteshall Lane passing over the river bridge and take the second turning right into Grange Close. Continue into Grange Close and Number 11 will be found after a short distance on the left hand side.



Grange Close Godalming



APPROX. GROSS
INTERNAL FLOOR AREA
(excluding garage)
1401 SQFT / 130 SQM

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.

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.