



13 Wolsley Road

Godalming Surrey GU7 3DX

Guide Price: £775,000 Freehold





- Located Close to Recreation Grounds in a Mature Residential Road
- Walking Distance of Village Centre & Main Line Station
- Tastefully Refurbished Retaining Many Original Period Features
- Sitting Room with Tall Sash Windows & Open Fireplace
- Dining Room
- Quality Shaker Style Kitchen/Breakfast Room with Part Vaulted Ceiling
- Utility Room & Shower Room
- Four Bedrooms & Bathroom
- Secluded Easy to Maintain Garden
- Garage & On Street Electric Charging Bays Nearby



A tastefully refurbished four bedroom semi detached Victorian family home set in an established residential road conveniently located within easy reach of both Farncombe and Godalming centres both offering excellent shopping and recreational facilities. Schools to suit all age groups are also nearby and for the commuter there are two main line stations within walking distance serving London Waterloo in approximately 45mins.







Farncombe Main Line Station – 0.4 mile (Waterloo approx. 45 mins)

Village Centre – 0.4 mile Godalming – 0.4 miles

Infant School – 0.5 mile Junior School - 0.3 miles

Secondary School – 0.9 miles - Doctors – 0.7 miles Dentist – 0.5 miles

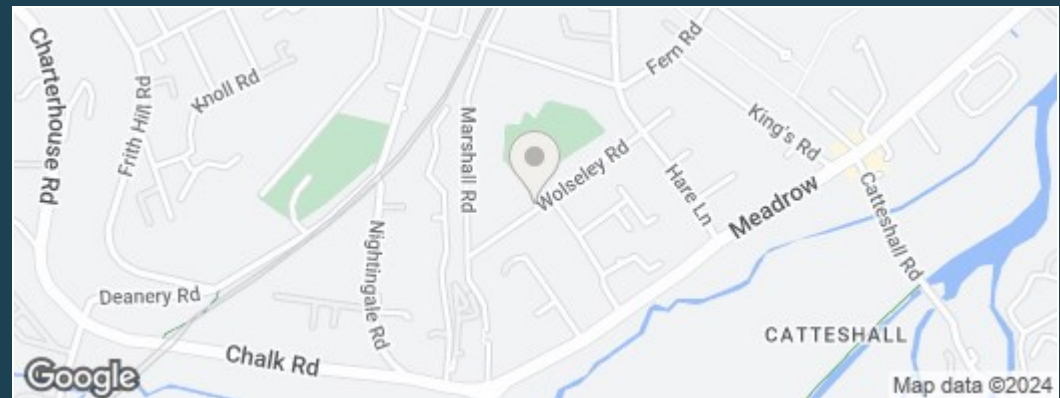
A3 – miles 2.6 miles M25 – 15.1 miles M3 – 14.5 miles

Energy Efficiency Rating - D

Council Tax Band E – Payable £2805.82 (2023/24)



Directions: 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 the Meadow (A3100). Continue along Meadow and take the second turning on your left hand side into Llanaway Road. Continue to the end of Llanaway Road and turn left into Wolseley Road and Number 13 will then be found on the right hand side.

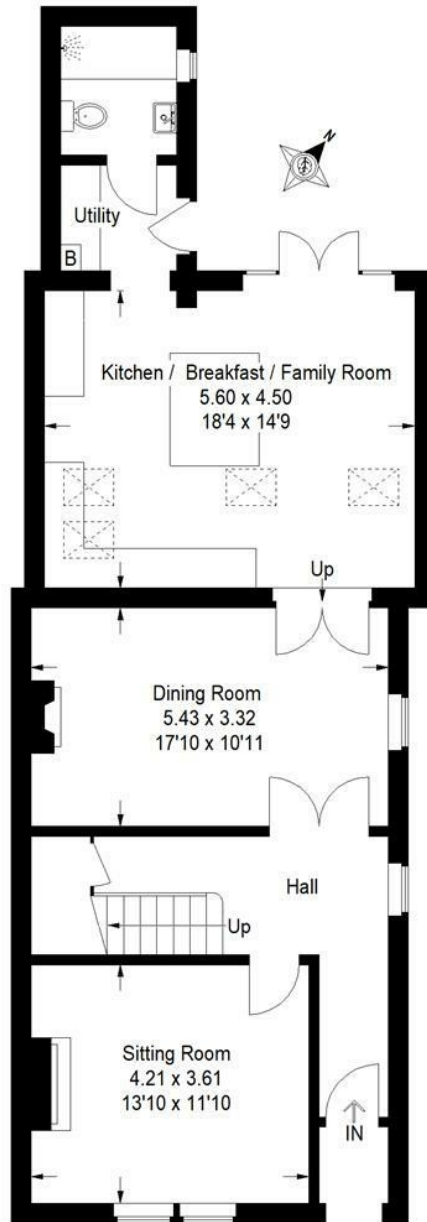


Wolseley Road, Godalming

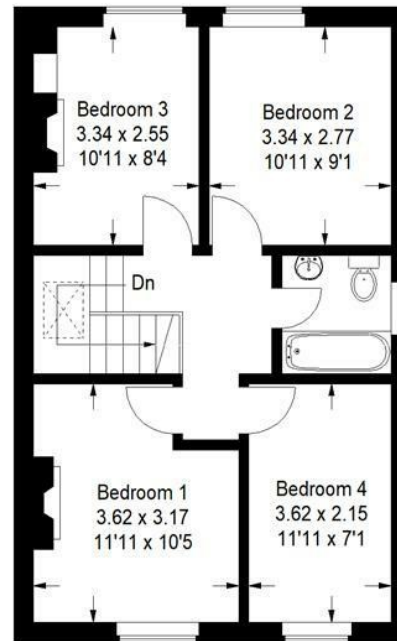
ZOOPLA

Approximate Gross Internal Area
 Ground Floor = 81.5 sq m / 877 sq ft
 First Floor = 48.6 sq m / 523 sq ft
 Total = 130.1 sq m / 1400 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.



Ground Floor



First Floor



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.

