



Meadowview St. Annes Road

Godalming GU7 1LP
Guide Price: £775,000 Freehold





- Established Residential Road
- Extended to Provide Spacious & Adaptable Family Accommodation
- Easy Reach of the Town Centre & Main Line Station
- Entrance Hall & Cloakroom
- Sitting Room & Study
- Open Plan Kitchen/Family/Dining Room
- Utility Room
- Four Bedrooms & Two Bathrooms
- Off Road Parking
- Rear Garden with Lovely Views Over Surrounding Countryside



A stylishly extended four bedroom semi detached house with spacious and adaptable accommodation set in a mature residential road adjoining open countryside yet within easy reach of Godalming town centre and main line station.







Farncombe Main Line Station – 1 miles (Waterloo approx 45/50 mins)

Godalming – 0.9 miles Guildford – 4.2 miles

Farnham – 12.2 miles Haslemere – 9.6 miles Gatwick – 26.7 miles
Heathrow – 29 miles

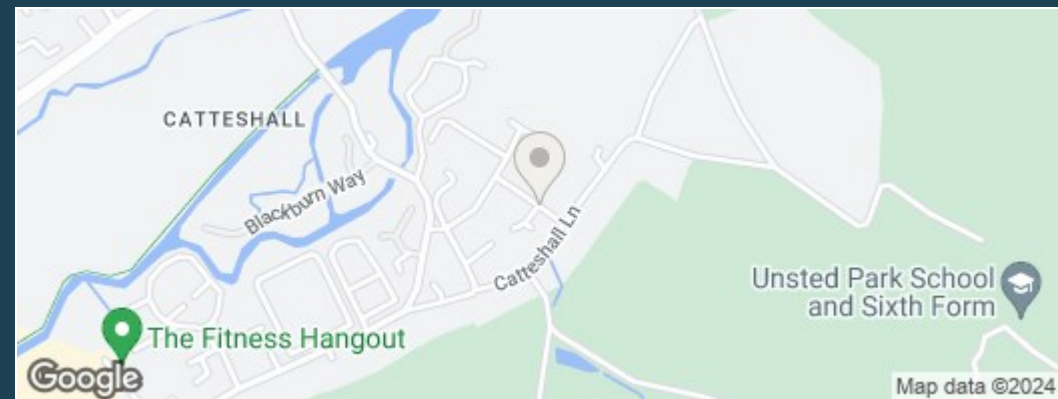
A3 – 4.3 miles M25 – 12.7 miles M3 – 15.9 miles

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

EPC - TBC

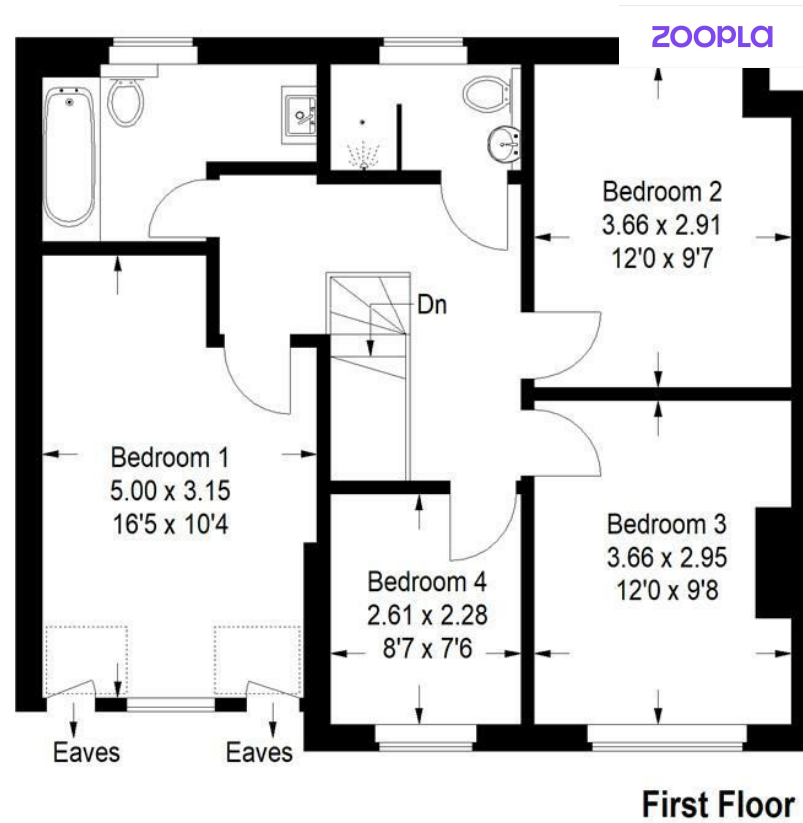


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit onto the A3100 (Meadow) and after 0.4 mile take the first turning right into Catteshall Road, then the second turning left into Warramill Road. Continue along Warramill Road and St Anne's Road is then the second turning on your right hand side.




rightmove  **St. Annes Road**

Approximate Gross Internal Area
 Ground Floor = 76.4 sq m / 822 sq ft
 First Floor = 61.6 sq m / 663 sq ft
 Total = 138 sq m / 1485 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.

 = Reduced headroom below 1.5 m / 5'0"





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.

