



# 2 Weston Court Ballfield Road

Godalming Surrey GU7 2EX

Guide Price: £625,000 Freehold









- Entrance Hall
- Cloakroom
- Delightful Sitting Room
- Superb Family Kitchen/Dining Room with Bifold Doors
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway
- Garage
- Attractive Front & Rear Gardens



A stylish three bedroom semi-detached family house which has been much improved and now benefits from a large single storey extension creating a superb family/kitchen dining room with bifold doors leading out to the garden. The house also provides accommodation that includes an entrance hall, cloakroom and delightful sitting room, together with three bedrooms and a bathroom. Outside a driveway provides off road parking and leads to garage. There are attractive gardens set at the front and rear of the property which occupies a great location set in a small cul-de-sac on the popular Frith Hill/Charterhouse side of Godalming being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools and station.















Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Godalming – 1 mile Guildford – 4.7 miles

Infant School – 0.5 miles Junior School – 0.7 miles

Secondary School – 1 mile

Doctors – 0.7 miles Dentist – 0.5 miles

Gatwick – 27 miles Heathrow – 29.5 miles

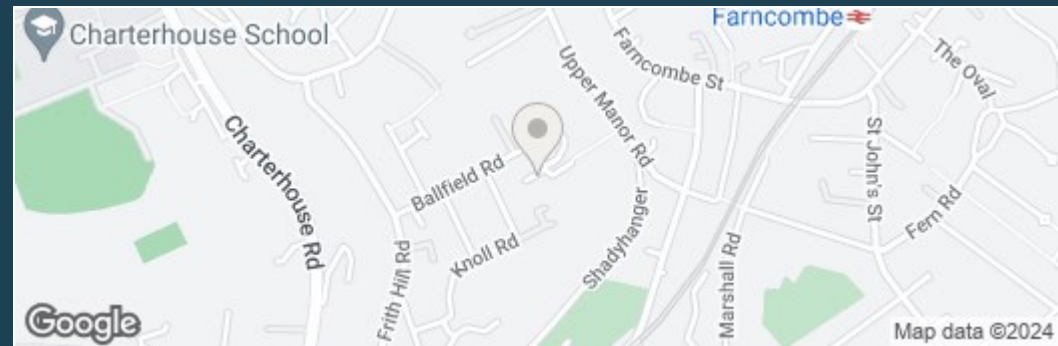
A3 – 2 miles M25 – 13.2 miles M3 – 14 miles

Council Tax Band - E Payable - £2898 (2024)

Epc - C

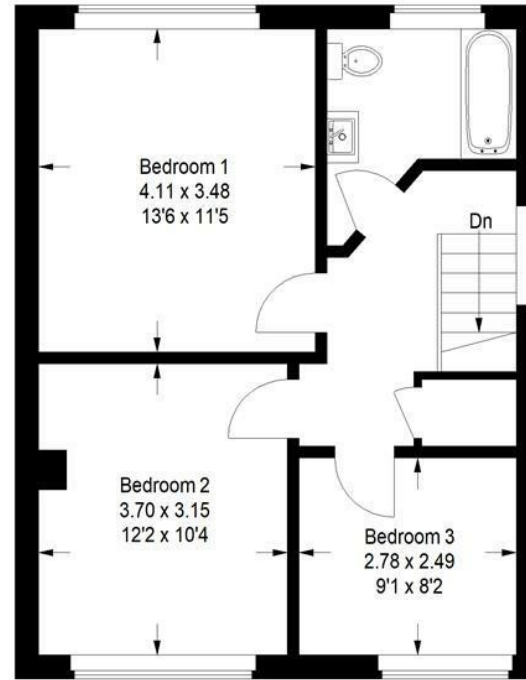
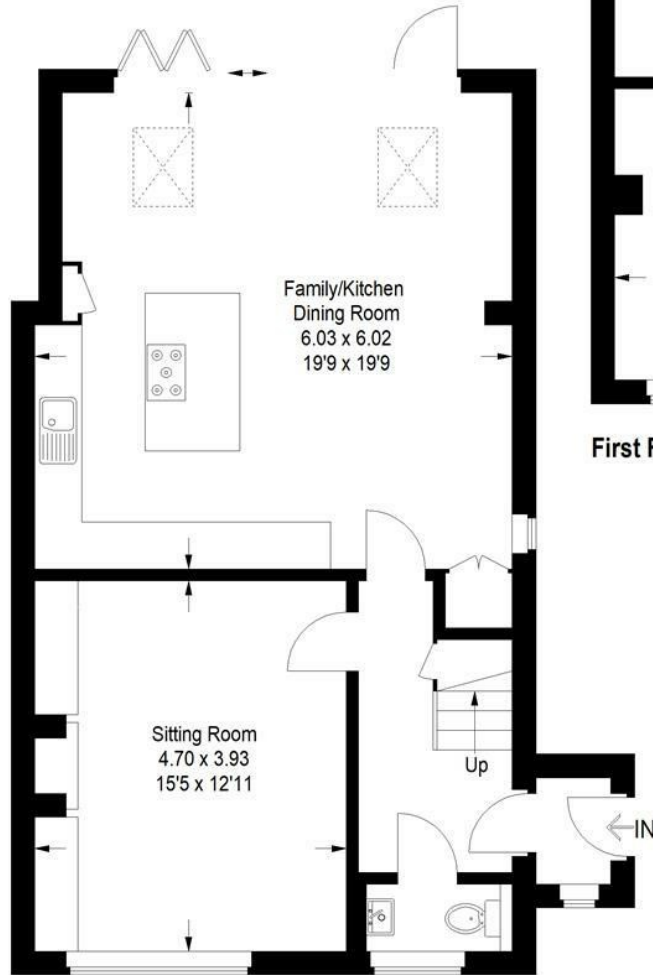


Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road. Continue along Chalk Road passing under the railway bridge and continuing on into Charterhouse Road. After passing under the next bridge, take the first turning right into Twycross Road and then second right into Frith Hill Road. Then take the first turning left into Ballfield Road. Continue towards the end of Ballfield Road and where it bears sharp right, and continue on into Weston Court





Approximate Gross Internal Area  
 Ground Floor = 67.6 sq m / 728 sq ft  
 First Floor = 48.1 sq m / 518 sq ft  
 Total = 115.7 sq m / 1246 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.



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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.

