



# 11 Birtley Road

Bramley Surrey GU5 0JQ

Asking Price: £400,000 Freehold

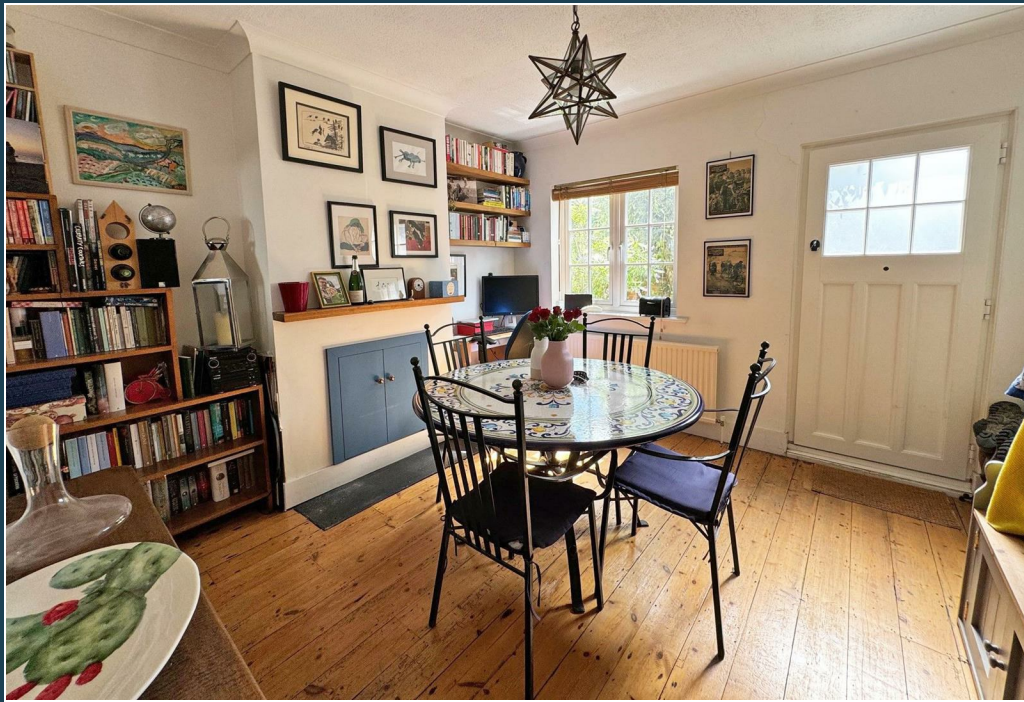


- Character Victorian Cottage
- Close to the Village Centre
- Easy Reach by Car to Godalming & Guildford Town Centres
- Sitting Room
- Dining Room
- Kitchen & Utility Area
- Bathroom
- Two Double Bedrooms
- Double Glazed Windows
- Large Well Maintained Rear Garden



A tastefully modernised two bedroom end of terrace Victorian house with a great deal of charm and character and large garden conveniently located within easy reach of the village centre with its excellent range of local amenities. Guildford & Godalming town centres are also within easy reach by car offering a more comprehensive range of shopping & recreational facilities and main line stations to London Waterloo. The cottage is also within easy access to the Downslink traffic free walking and cycling path.





Bramley Village Centre – 0.7 mile Godalming – 4.0 miles

Guildford Main Line Station – 4.3 mile (Waterloo approx. 40 mins)

Guildford - 4.0 Miles Godalming 4.0 Miles

A3 – miles 5.0 miles M25 – 12.4 miles M3 – 17.5 miles

Energy Efficiency Rating = D

Council Tax Band – D Payable £2342.42 (2024/25)



From Shalford village proceed southwards on the A281 for approximately 1 ½ miles. Upon entering the village of Bramley proceed straight ahead at the mini roundabout into the High Street. Continue for approximately 1 mile and Number 11 Birtley Road will be found on your left hand side immediately after the turning right into Chestnut Way.





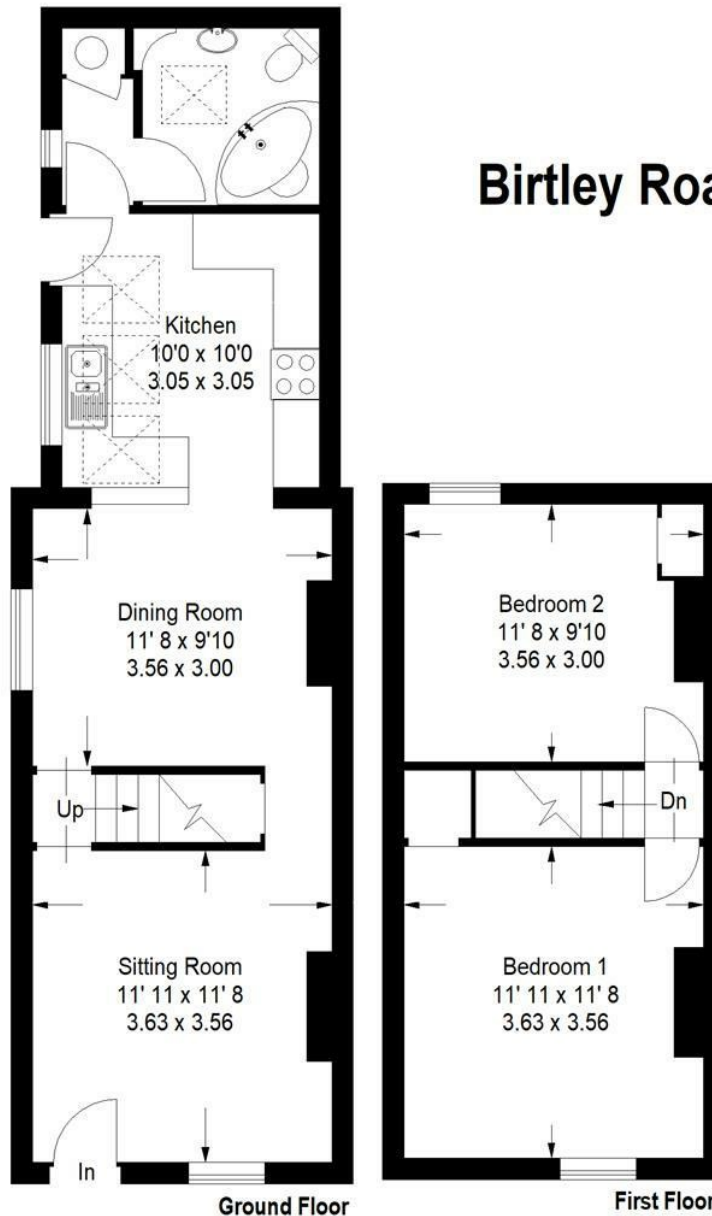
**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.uk

## Birtley Road, Bramley



APPROX. GROSS  
INTERNAL FLOOR AREA  
Ground Floor = 483 sq ft / 44.8 sq m  
First Floor = 300 sq ft / 27.8 sq m  
Total = 783 sq ft / 72.7 sq m



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.

