



4 Old Lodge Close

Eashing Lane Godalming Surrey GU7 2LA
Guide Price: £685,000 Freehold

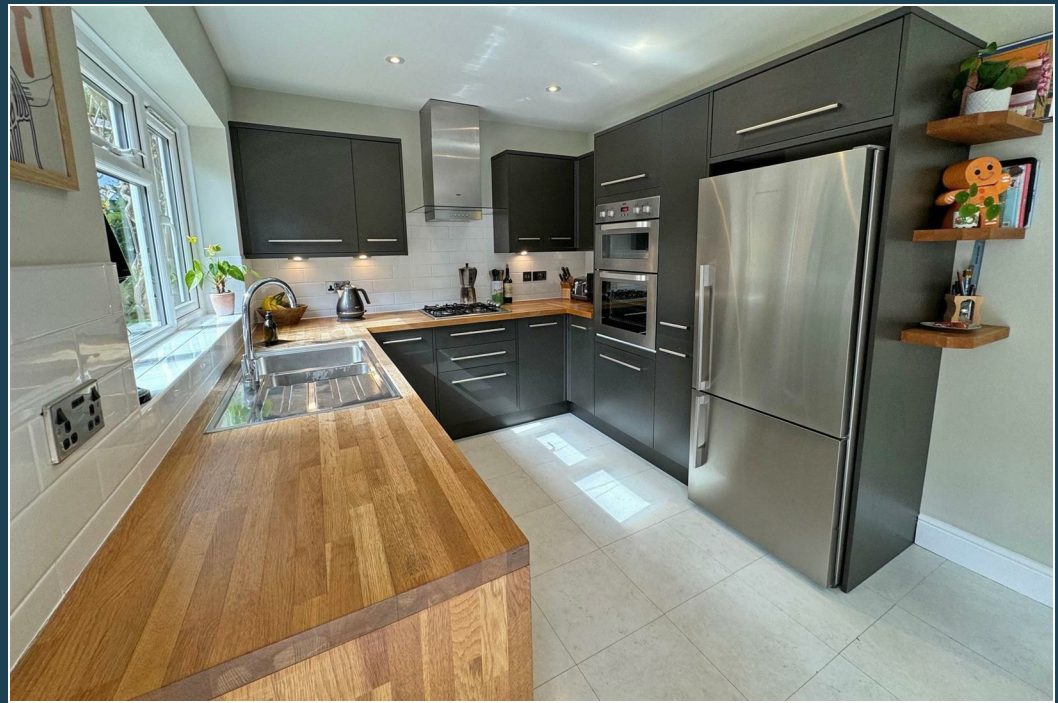




- Small Cul De Sac of Only Five Houses
- Tastefully Refurbished to a High Standard
- Easy Reach of Godalming Town Centre & Main Line Station
- Living Room with Open Fireplace
- Open Plan Kitchen/Dining Room
- Cloakroom & Utility Area
- Three Good Sized Bedrooms & Bathroom
- Newly Double Glazed Windows (2024) & Gas Central Heating
- Secluded South West Facing Terraced Rear Garden & Garage in Nearby Block
- Garden Office/Studio



A tastefully refurbished three bedroom detached family home with secluded south west facing garden, set in a small cul-de-sac and conveniently located within easy reach of local schools, town centre and main line station serving London Waterloo











Godalming Main Line Station – 0.9 mile (Waterloo approx. 45 mins)

Godalming – 0.7 miles

Primary School & Nursery School – 0.2 mile

Secondary School – 2.1 miles - Doctors – 1.4 miles Dentist – 0.4 miles

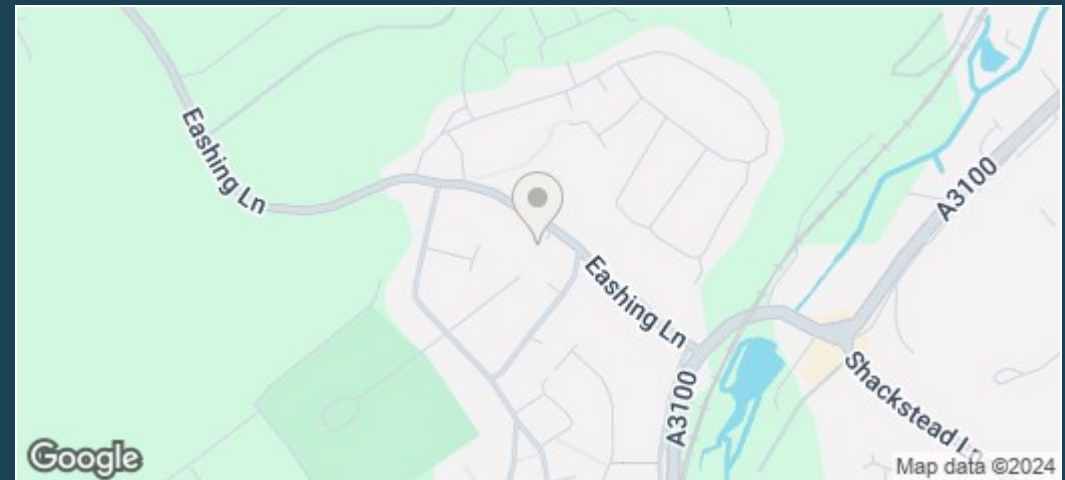
A3 – 1.6 miles M25 – 15.1 miles M3 – 14.9 miles

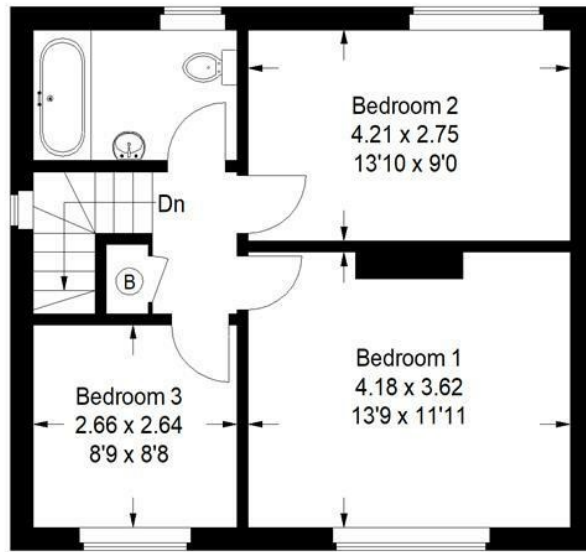
Energy Efficiency Rating D

Council Tax Band E – Payable £2940.89 (2024/25)

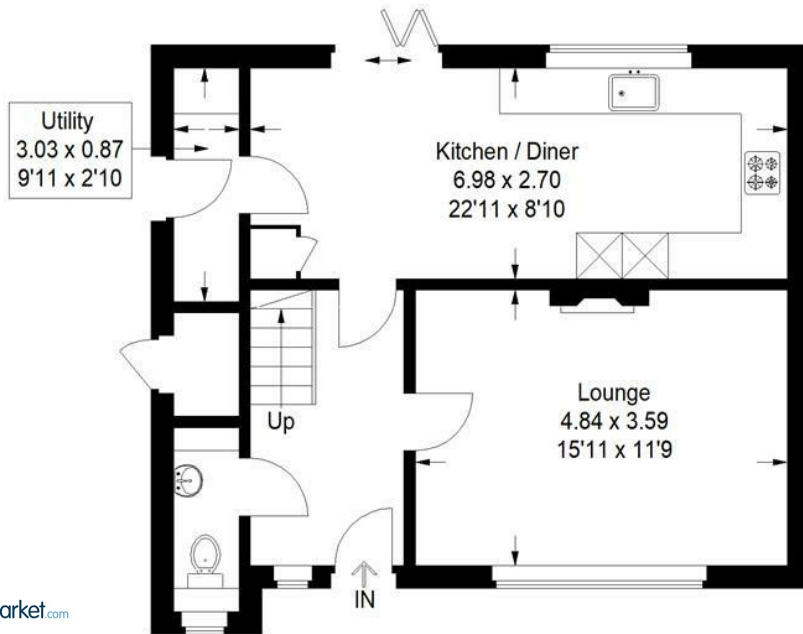


Directions: Leave Godalming in a southerly direction on the A3100 and at the mini roundabout by the Inn on the lake public house take the right hand exit into Portsmouth Road. Continue under the railway bridge and turn first right into Eashing Lane. Old Lodge Close will then be found directly after the turning into Quarry Hill on the left hand side.





First Floor

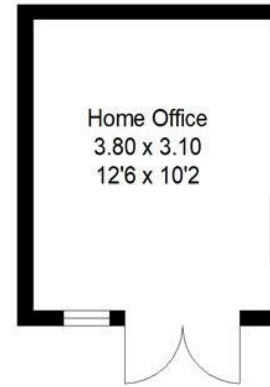


Ground Floor

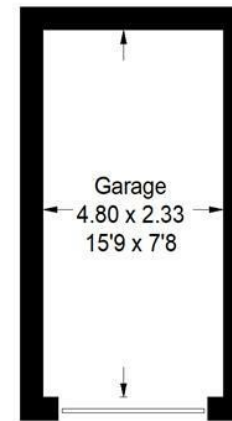
Old Lodge Close

ZOOPLA

Approximate Gross Internal Area
 97.0 sq m / 1038 sq ft
 Garage = 11.0 sq m / 120 sq ft
 Home Office = 11.8 sq m / 127 sq ft
 Total = 119.8 sq m / 1285 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.



(Not in position)

PrimeLocation.com



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.

