



24 Catteshall Terrace

Catteshall Road Godalming GU7 1LS

Guide Price: £775,000 Freehold





- Entrance Hall & Cloakroom
- Sitting Room
- Family Room & Dining Room
- Fitted Kitchen
- Five Bedrooms
- Family Bathroom & Shower Room
- Gas Central Heating & Double Glazing
- Garage
- Store & Garden W.C
- Attractive South Westerly Facing Garden



An extremely characterful and much improved five bedroom family house with two bathrooms, attractive south westerly facing garden and garage. The property occupies a great location being less than a mile from the town centre with its excellent shops, restaurants leisure and recreational facilities as well as popular schools, nearby bus routes and the main line station.











Main Line Station – 0.8 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.8 miles Godalming – 0.9 miles

Infant School – 0.8 miles Junior School – 0.7 miles

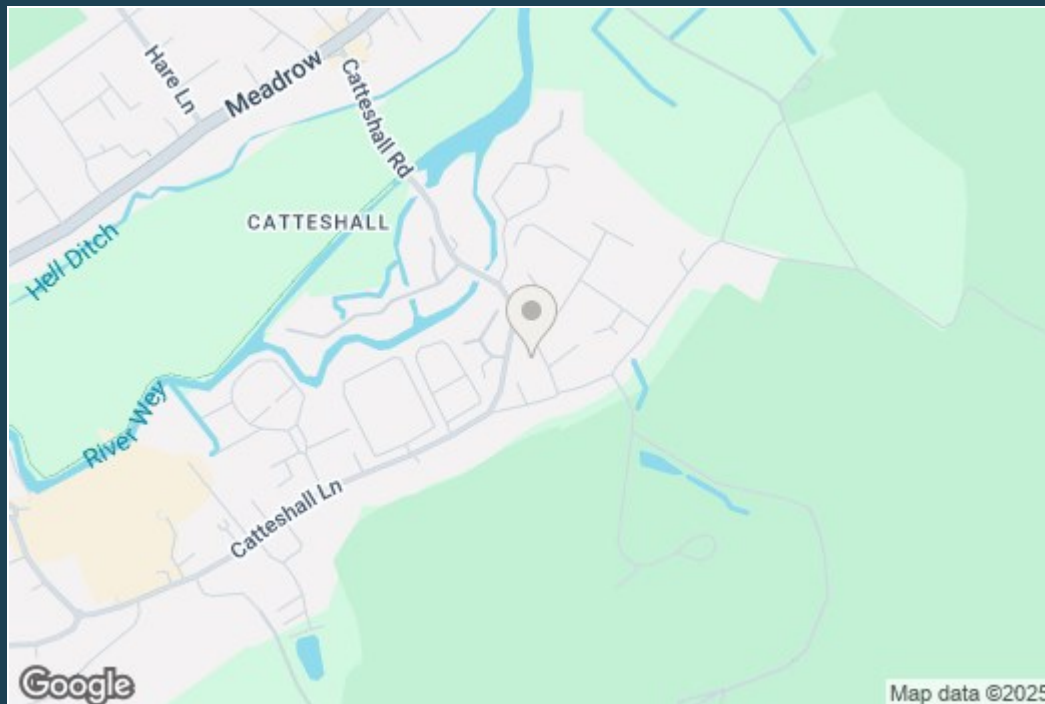
Secondary School – 1.2 miles

Doctors – 0.2 miles Dentist – 0.8 miles

A3 – 3 miles M25 – 12.5 miles M3 – 14.5 miles

Council Tax Band – D £2406.18 (2024/25) EPC Rating – D

Note: There is a right of way on foot for the neighbouring property



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout continue straight into Meadrow (A3100) and take the first turning on your right hand side into Catteshall Road. Continue along Catteshall Road proceeding over the River Wey and take the second turning left into Warramill Road and first right into Catteshall Road where number 24 Catteshall Terrace will be found after a short distance on your right hand side.



**Emery &
Orchard**
ESTATE AGENTS

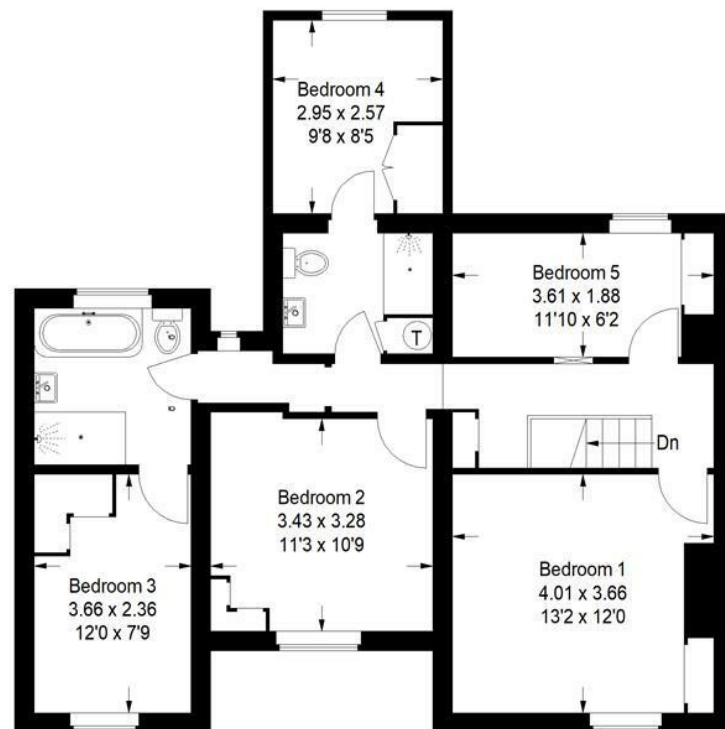
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Catteshall Terrace

Approximate Gross Internal Area
Ground Floor = 67.4 sq m / 725 sq ft
First Floor = 73.8 sq m / 795 sq ft
Garage = 11.1 sq m / 120 sq ft
WC = 1.4 sq m / 15 sq ft
Total = 153.7 sq m / 1655 sq ft

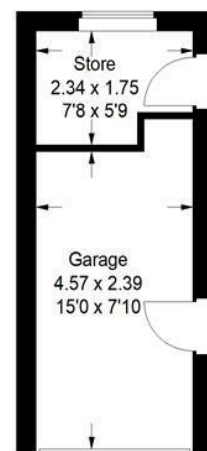


First Floor

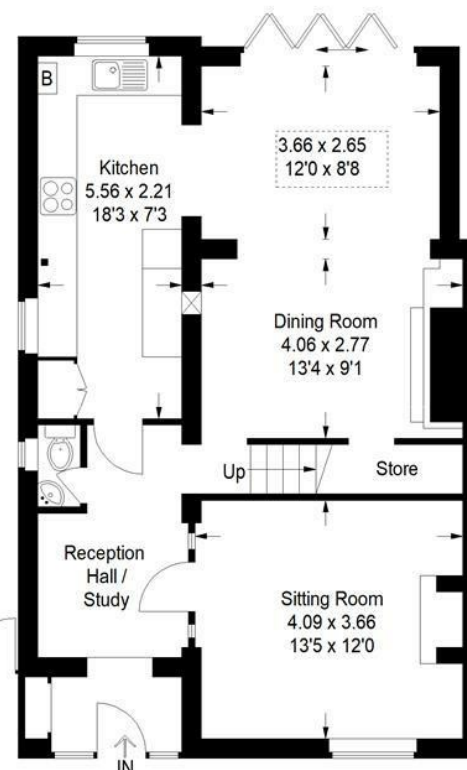
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



(Not in position)



Ground Floor



zoopla

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.

