



57 Willow Mead

Witley Godalming Surrey GU8 5NR

Asking Price £375,000 Freehold



- No Onward Chain
- Entrance Hall
- Extended Sitting Room
- Fitted Kitchen/Breakfast Room
- Three Bedrooms
- Re-Fitted Bathroom
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- Newly Carpeted



A very well presented three bedroom terraced family house providing bright and well planned accommodation that includes an extended sitting room, fitted kitchen/breakfast room and refitted bathroom. The house also benefits from gas central heating, double glazing and a level rear garden. The house occupies a convenient location close to the village centre with its excellent local amenities, village store with post office, popular schools, bus routes, and within easy reach of the station and much common and heathland.









Main Line Station – 1.2 miles (Waterloo approx. 50/55 mins)

Village Centre – 0.2 miles Godalming – 3.3 miles

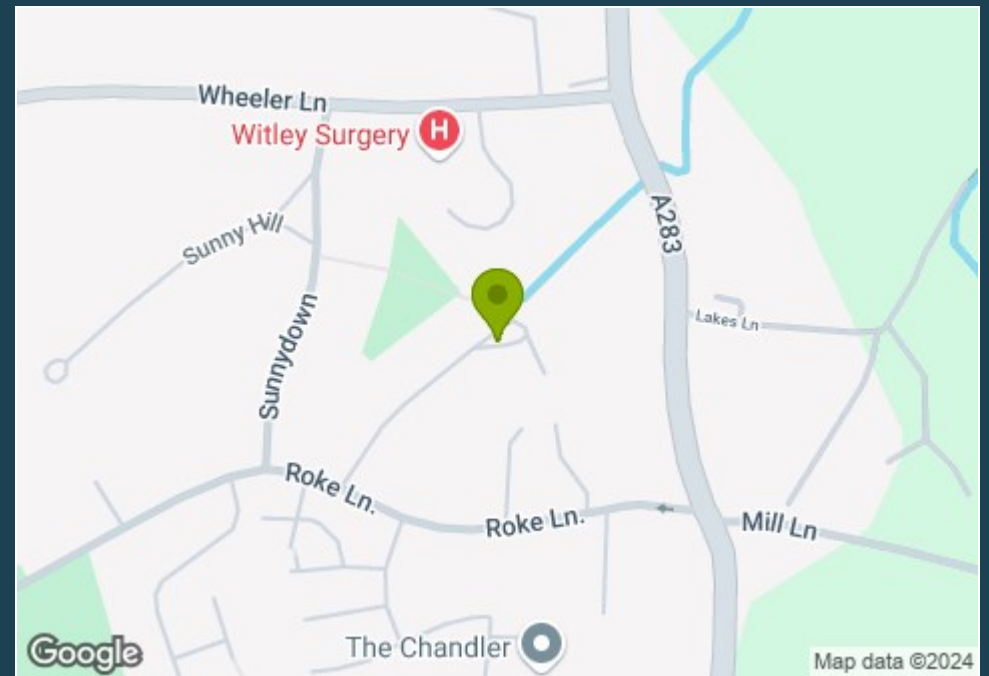
Infant School – 0.3 miles Junior School – 0.2 miles

Secondary School – 0.8 miles

Doctors – 0.3 miles Dentist – 0.2 miles

A3 – 2.2 miles M25 – 16.5 miles M3 – 15.3 miles

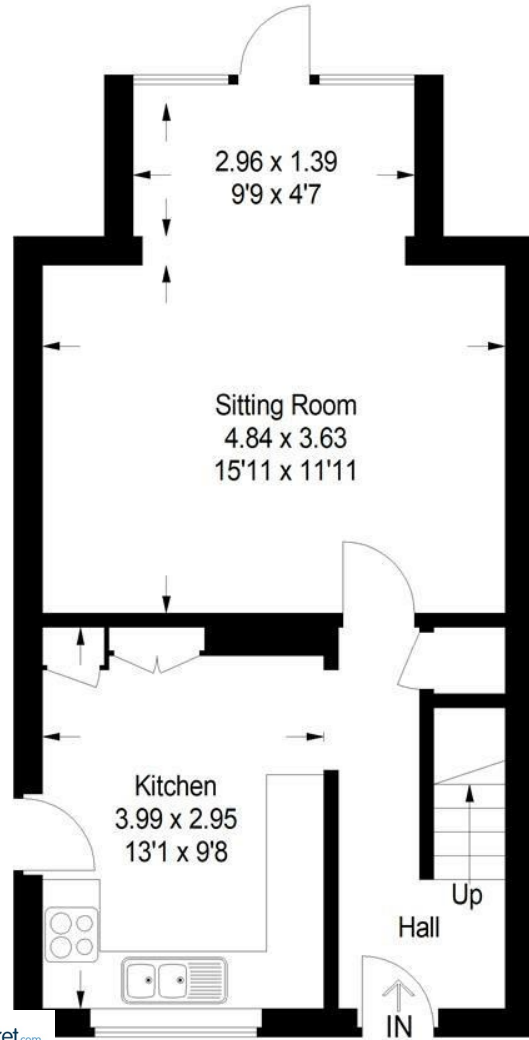
Council Tax Band – C Payable – £2101.99 EPC Rating – D
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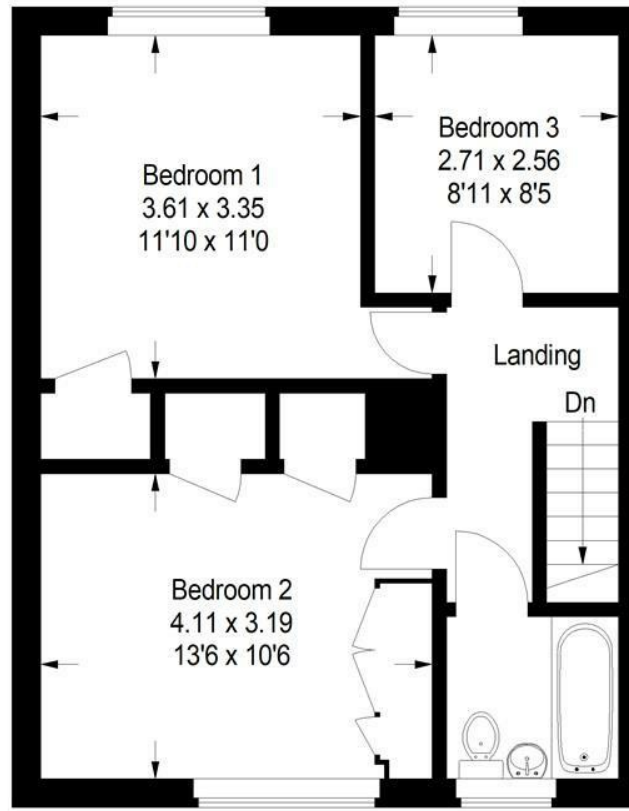
Directions: Leave Godalming in a southerly direction on the A3100 taking the right hand exit at the mini roundabout by the Inn on the Lake and continuing on towards Milford village. On reaching Milford village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the first exit again this time on the A283 Petworth Road. Continue on into Witley village, passing "Witley Stores" on your right and take the 1st turning on the right into Roke Lane. Continue along Roke lane and Willow Mead will be found as the 2nd turning on the right.

Willow Mead

Approximate Gross Internal Area
88.5 sq m / 953 sq ft



Ground Floor



First Floor

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



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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.