



## 6 Streeters Close

Godalming Surrey GU7 1YY

Guide Price: £1,000,000 Freehold







- Entrance Hall & Cloakroom
- Sitting Room
- Fabulous Kitchen/Dining Room
- Family Room with Woodburner
- Study & Utility Room
- Five Bedrooms
- Three Bathrooms
- Driveway
- Double Garage
- Attractive Southerly Facing Garden



A fabulous and much improved five bedroom detached family house with three reception rooms, three bathrooms, double garage and attractive southerly facing garden. The house occupies a great location forming part of a small private cul de sac ideally situated being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools, nearby bus routes and main line station.















Farncombe Main Line Station – 0.7 mile (Waterloo approx. 45 mins)

Village Centre – 0.5 mile Godalming – 0.5 miles

Infant School – 0.5 mile Junior School - 0.4 miles

Secondary School – 0.9 miles - Doctors – 0.3 miles Dentist – 0.5 miles

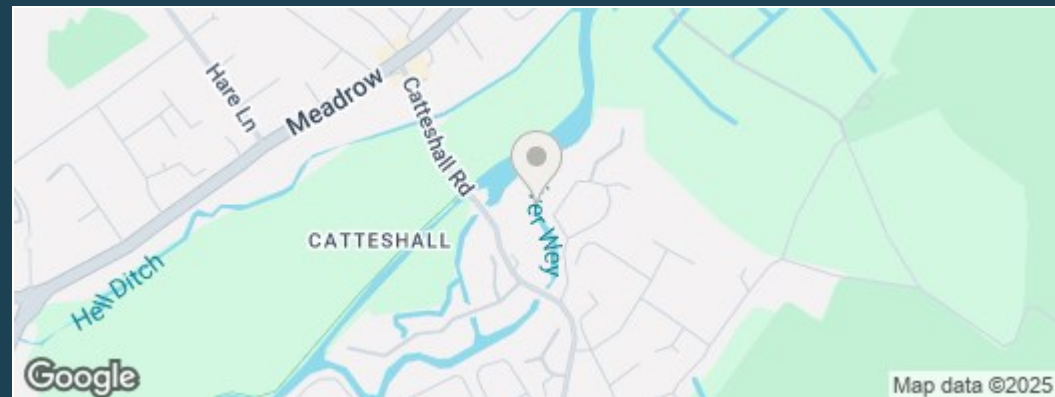
A3 – miles 2.6 miles M25 – 15.1 miles M3 – 14.5 miles

Energy Efficiency Rating - D

Council Tax Band G – Payable £4010.30p (2024/25)



Directions: From our office in the High Street proceed down Bridge Street going straight across the mini roundabout. At the next roundabout take the second exit into Meadow (A3100). Continue for approximately ½ mile and take the first turning right into Catteshall Road. Continue over the river and take the first turning left into Lammas Road and after short distance take the first turning on your left, continue along for a short distance and Streeters Close will be found as the 1st turning on your left.







**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

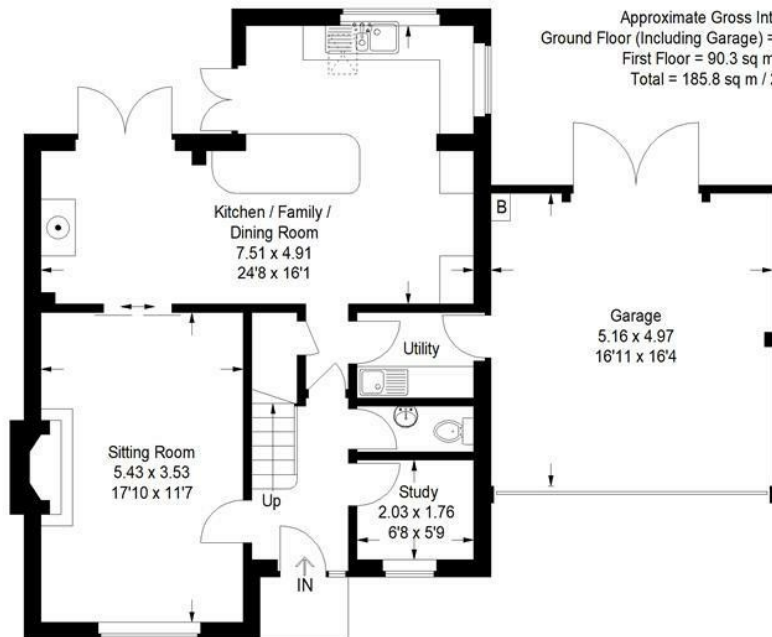
20 High Street  
Godalming  
Surrey  
GU7 1EB

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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.



Approximate Gross Internal Area  
Ground Floor (Including Garage) = 95.4 sq m / 1027 sq ft  
First Floor = 90.3 sq m / 972 sq ft  
Total = 185.8 sq m / 2000 sq ft



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.