



12 Llanaway Close

Godalming Surrey GU7 3ED

Asking Price: £529,500 Freehold



- Entrance Hall
- Cloakroom
- Dual Aspect
Living/Dining Room
- Fitted Kitchen
- Four Bedrooms
- Stylish Bathroom
- Double Glazing & Gas
Central Heating
- Driveway & Garage
- Front & Rear Gardens
- No Onward Chain



A bright and well planned four bedroom family home occupying a great location, set towards the end of a small cul de sac, within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities as well as popular schools, bus routes and only 1/2 a mile from the station.





Main Line Station – 0.4 miles (Waterloo approx. 45/50 mins)

Godalming – 0.6 miles

Infant School – 0.7 miles Junior School – 0.2 miles

Secondary School – 1.0 miles

Doctors – 0.6 miles Dentist – 0.7 miles

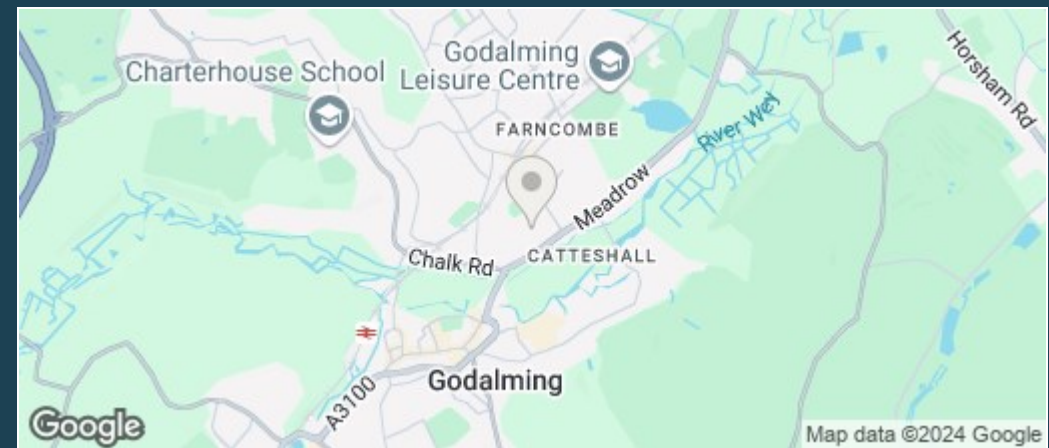
A3 – 2.5 miles M25 – 2.5 miles M3 – 17.0 miles

Council Tax Band - E Payable - £2,940.89p (2024/25)

Energy Efficiency Rating D.

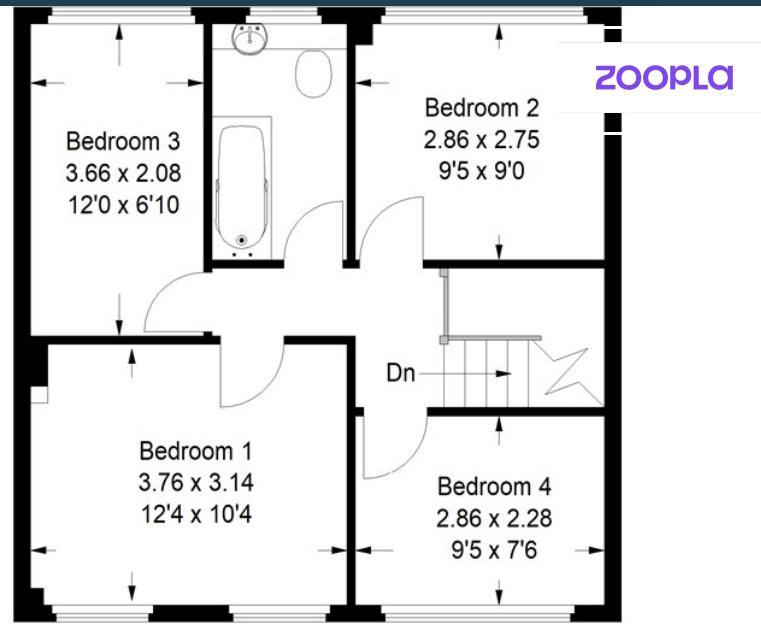
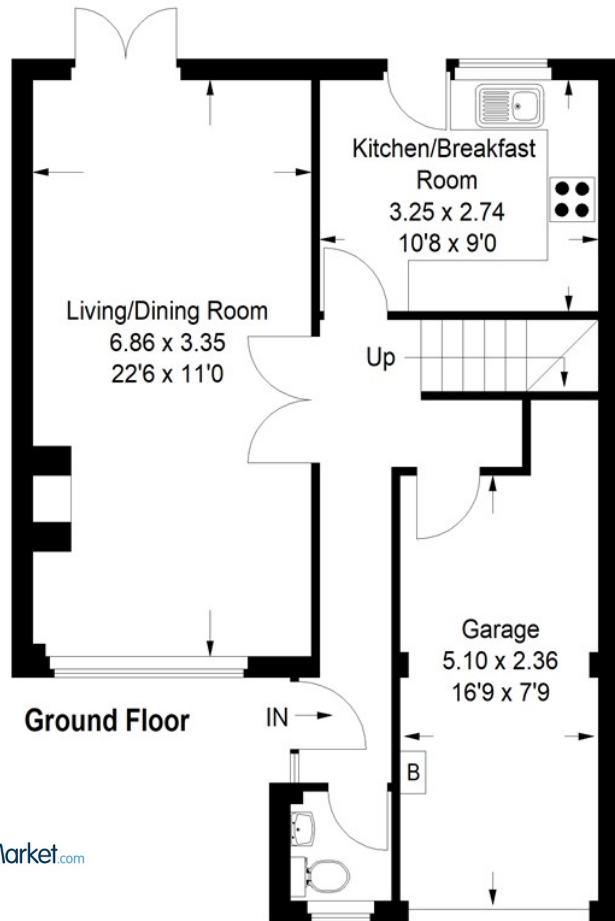


From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on the A3100 Meadrow and take the second turning left into Llanaway Road. Continue along Llanaway Road and Llanaway Close will be found as the second turning on your right hand side. Continue to the end, bearing round to the left and Number 12 will be found ahead of you.



Llanaway Close

Approximate Gross Internal Floor Area:
 Ground Floor = 798 sq ft / 74.1 sq m
 First Floor = 502 sq ft / 46.6 sq m
 Total = 1300 sq ft / 120.7 sq m



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.



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.

