



# 61 Aaron's Hill

Godalming Surrey GU7 2LH

Asking Price: £499,500 Freehold





- No Onward Chain
- Potential to Improve & Extend (STPP)
- Easy Reach of Town Centre & Main Line Station
- Living Room
- Kitchen/Dining Room
- Utility Room & Workshop
- Three Bedrooms & Bathroom
- Driveway & Covered Carport
- Gas Heating & Double Glazing
- Large Garden with Two Useful Timber Sheds



A three bedroom semi-detached house offering scope for improvement and extension (STPP). The house is conveniently located within easy reach of Godalming town centre and offers bright and spacious accommodation benefiting from a large garden with two useful timber outbuildings.











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

Godalming – 1 mile

Primary School – 0.3 miles Secondary School – 2.5 miles

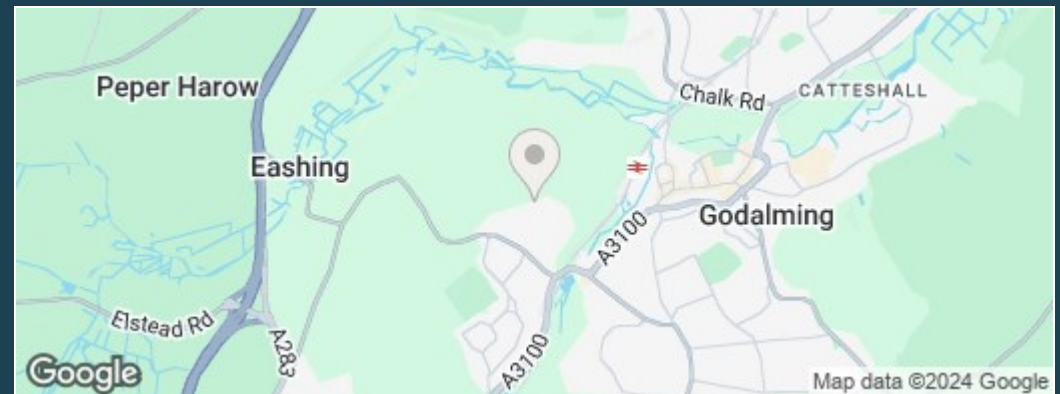
Doctors – 1.6 miles Dentist – 1.0 miles

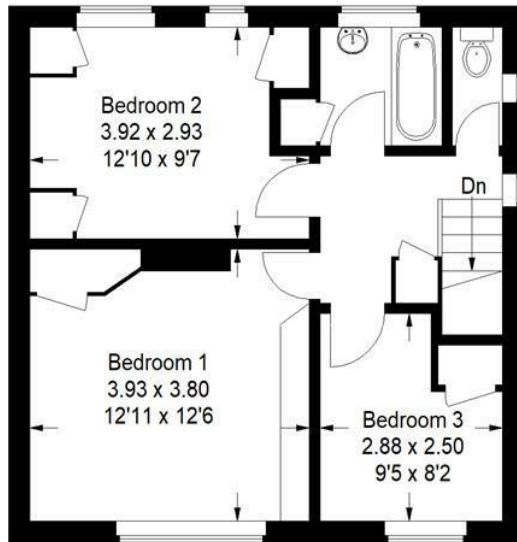
A3 – 1.5 miles M25 – 16.5 miles M3 – 16.3 miles

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



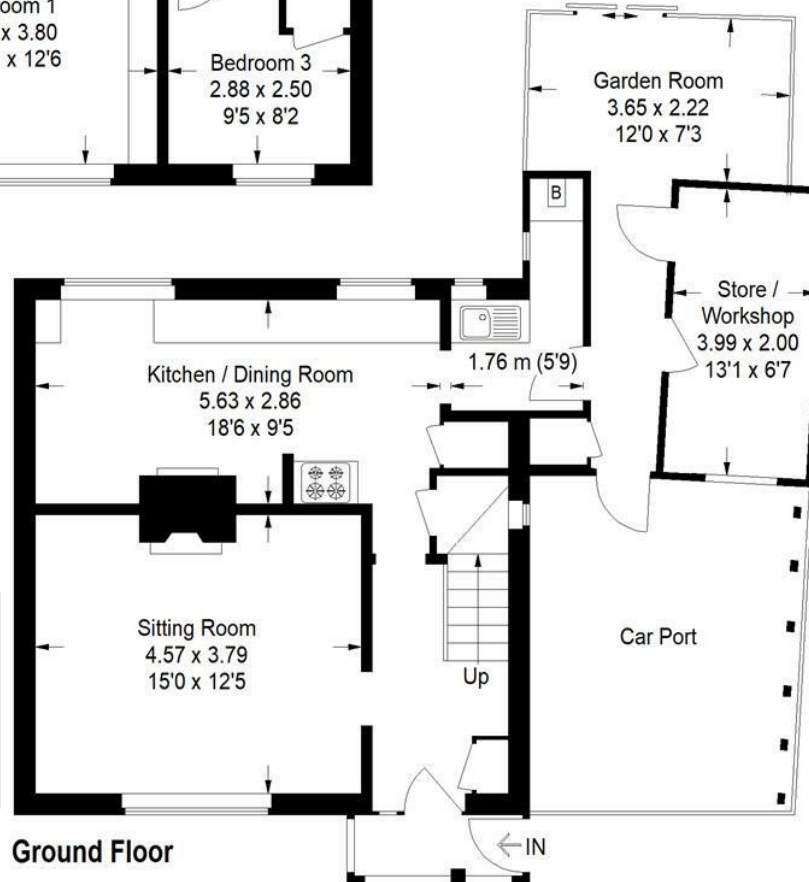
Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and then turn immediately right into Eashing Lane. Continue along Eashing Lane and just as you reach the top of the hill take the right hand exit into Aarons Hill. Continue along Aarons Hill and Number 61 will be found on the left hand side.





First Floor

Approximate Gross Internal Area  
 Ground Floor = 73.5 sq m / 791 sq ft  
 (Excluding Car Port /  
 Including Store / Workshop)  
 First Floor = 45.5 sq m / 490 sq ft  
 Total = 119.0 sq m / 1281 sq ft



Ground 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.



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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.

