



Leyburn 10 Broomfield

Elstead Surrey GU8 6HH

Guide Price: £420,000 Freehold



- Entrance Hall
- Inner Hallway
- Living/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom & W.C.
- Gas Heating & Double Glazing
- Side & Rear Gardens
- No Onward Chain



A three bedroom semi detached family house with good size gardens set to the side and rear, offering potential for updating and extending, subject to obtaining any necessary consents. The house occupies an attractive position, set back from the road and being within easy reach of the village centre with its excellent local shops, public houses, recreational facilities, St James' Primary School, bus route and close to much beautiful open countryside.







Distance to Main Line Station – 3.8 miles

Distance to Centre – 0.3 miles

Primary School – 0.8 miles Secondary School – 3.7 miles

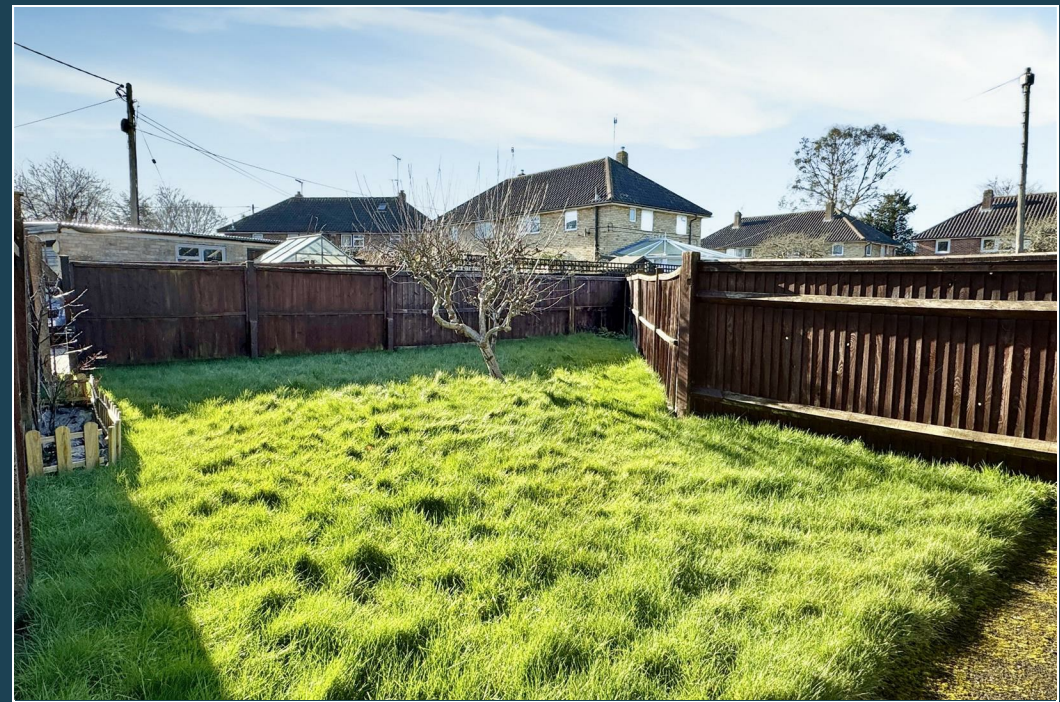
Distance to A3 – 2.2 miles Distance to M25 – 16.3 miles

Distance to M3 – 11.5 miles

Doctors – 0.2 Miles Dentists – 0.3 miles

Council Tax Band - D Payable - £2354.80p (2024/2025)

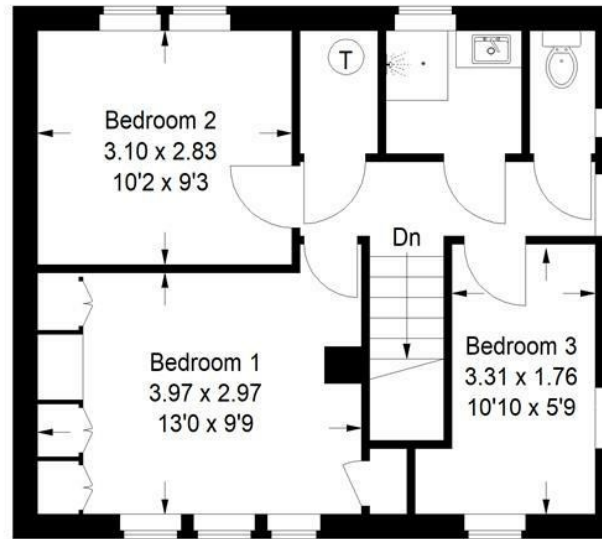
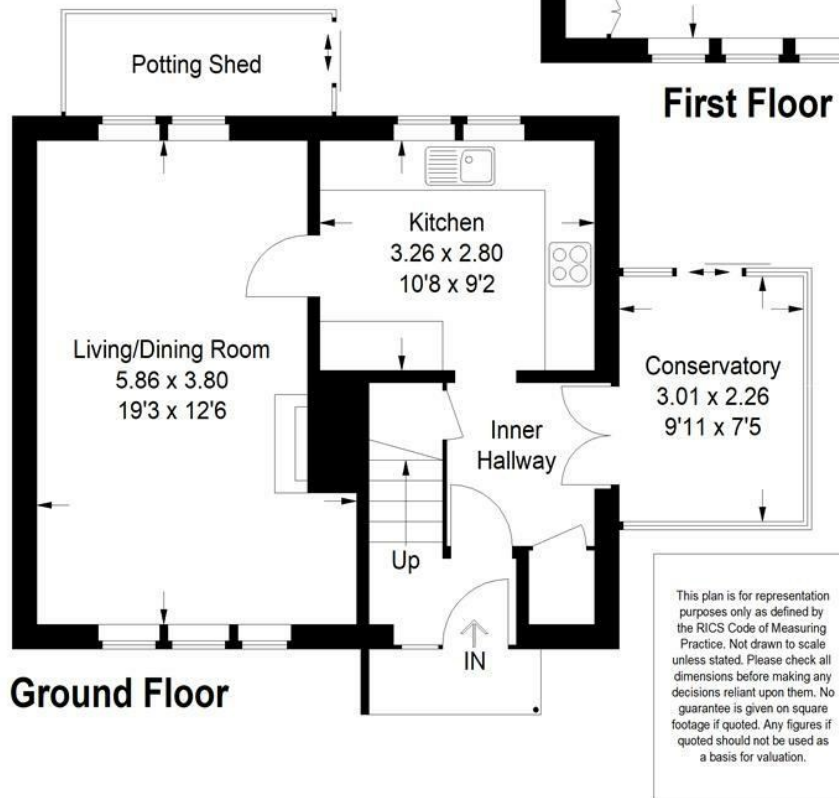
Energy Efficiency Rating - D



Directions: Proceed out of Godalming in a southerly direction towards Milford on the A3100 going straight ahead at the mini roundabout (second exit) passing through the village and at the next traffic lights turn right following the signs for the A3 and Elstead. At the next roundabout take the second exit passing over the A3 and then the first exit left on to the B3100 signposted to Elstead. Continue along this road for approximately 2 miles and on entering the village turn right into Broomfield.



Approximate Gross Internal Area
 Ground Floor = 48.1 sq m / 518 sq ft
 First Floor = 40.1 sq m / 432 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 103.3 sq m / 1112 sq ft
 (Excluding Potting Shed)



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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.