



18 Carlos Street

Godalming GU7 1BP

Offers Over: £550,000 Freehold





- Short Walk Of High Street
- Sitting Room
- Dining Room
- Fitted Kitchen & Breakfast Room
- Four Bedrooms
- Bathroom & En-suite Shower Room
- Gas Heating & Double Glazing
- Newly Decorated & Carpeted
- Courtyard Patio
- Large Off Street Parking Space



An attractive and much improved Victorian end of terraced house with driveway, offering adaptable and well planned accommodation arranged over three floors. The accommodation comprises three/four bedrooms, two/three reception rooms, a fitted kitchen, breakfast room, bathroom and en-suite shower room. The house occupies a great location being only a short walk from the High Street with its excellent shops, restaurants leisure and recreation facilities as well as popular schools, bus routes and only 0.5 of a mile from the station.







Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.1 miles

Infant School – 0.3 miles Junior School – 0.7 miles

Secondary School – 1.6 miles

Doctors – 1 mile Dentist – 0.2 miles

A3 – 2.8 miles M25 – 15.0 miles M3 – 14.0 miles

Council Tax Band – Payable – £ EPC Rating – D



Directions: From our office in the High Street proceed down Bridge Street, turning right at the mini roundabout into Flambard Way. Continue to the second set of traffic lights and turn left into the Brighton Road and almost immediately right into Croft Road. Continue along Croft Road and take the first turning left into Town End Street and Carlos Street will then be found as the first turning on your right hand side.

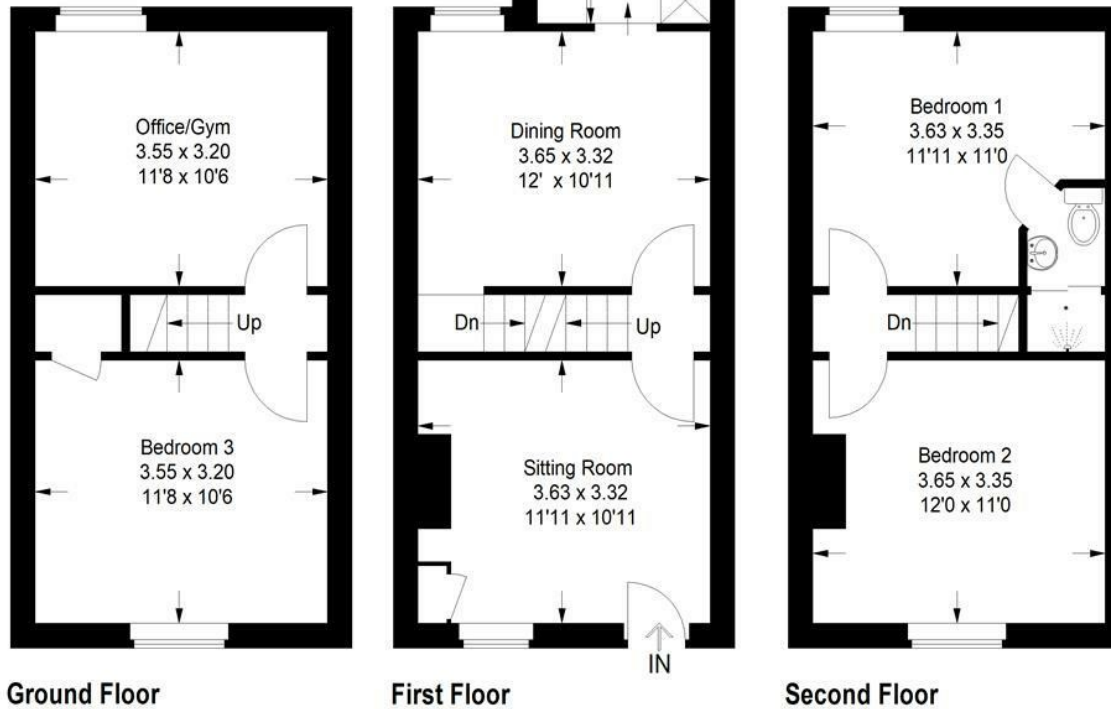


Carlos Street, Godalming

Approximate Gross Internal Area
 Basement = 25.24 sq m / 271.68 sq ft
 Ground Floor = 38.55 sq m / 414.94 sq ft
 First Floor = 25.80 sq m / 277.70 sq ft
 Total = 89.59 sq m / 964.33 sq ft

ZOOPLA

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.