



23 Birtley Road

Bramley Surrey GU5 0JQ

Asking Price: £469,500 Freehold



- Close to Village Centre
- Large Well Maintained Rear Garden
- Easy Access to North Downs Way
- Sitting room
- Dining Room
- Kitchen
- Two Double Bedrooms & Bathroom
- Off Road Parking
- Garden Workshop/Home Office
- Two Brick Built Garden Stores



A tastefully modernised two bedroom end of terrace Victorian house with a great deal of charm and character and large garden. The house is conveniently located within easy reach of the village centre with its excellent range of local amenities. Guildford & Godalming town centres are also within easy reach by car offering a more comprehensive range of shopping & recreational facilities and main line stations to London Waterloo. The cottage also benefits from easy access to the Downslink traffic free walking and cycling path.











Bramley Village Centre – 0.7 mile Godalming – 4.0 miles

Guildford Main Line Station – 4.3 mile (Waterloo approx. 40 mins)

Guildford - 4.0 Miles Godalming 4.0 Miles

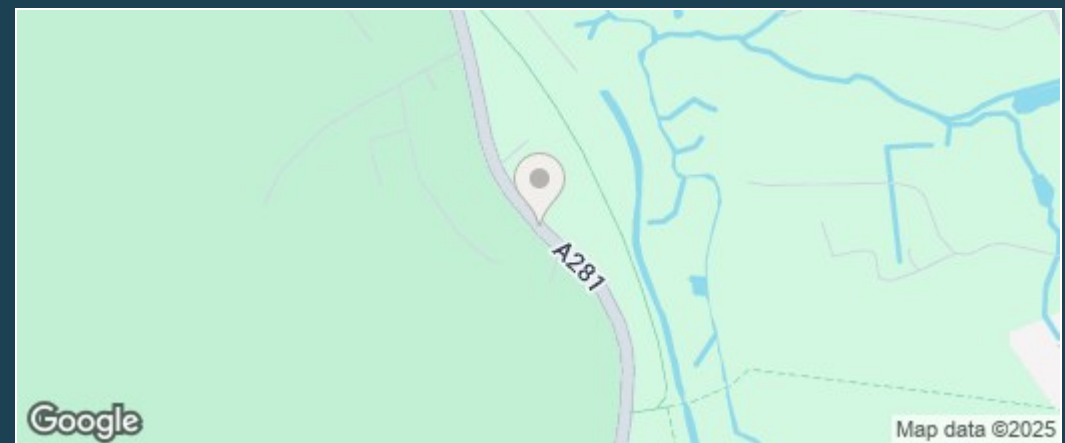
A3 – miles 5.0 miles M25 – 12.4 miles M3 – 17.5 miles

Energy Efficiency Rating = D

Council Tax Band – D Payable £2451.35 (2025)



Directions: From Shalford village proceed southwards on the A281 for approximately 1 ½ miles. Upon entering the village of Bramley proceed straight ahead at the mini roundabout into the High Street. Continue for approximately 1 mile and Number 23 Birtley Road will be found on your left hand side shortly after the turning right into Chestnut Way.



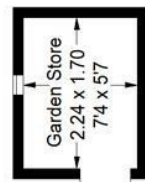
Birtley Road

Approximate Gross Internal Area = 69 sq m / 743 sq ft
Outbuildings = 24.1 sq m / 260 sq ft
Total = 93.1 sq m / 1003 sq ft

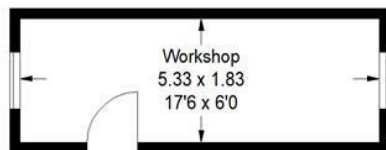


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

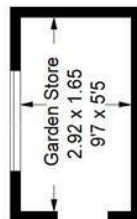
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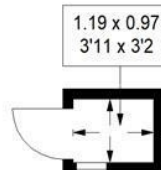
Outbuilding 3



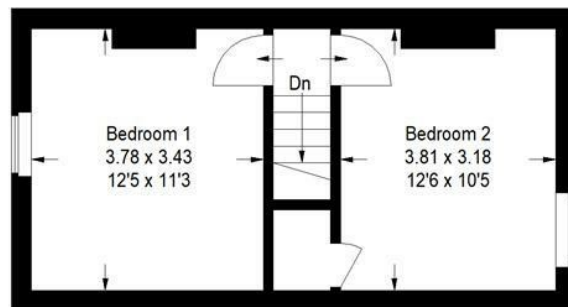
Outbuilding 1



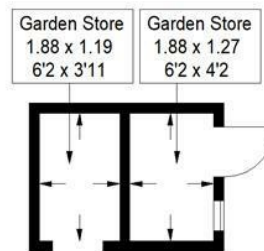
Outbuilding 2



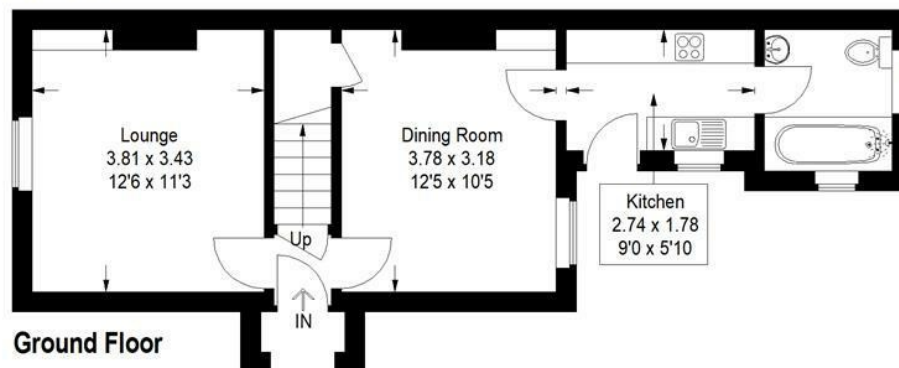
Outbuilding 6



First Floor



Outbuilding 4 / 5



Ground Floor



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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.