



13 Blackburn Way

Godalming GU7 1JY

Asking Price: £475,000 Freehold





- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Heating
- Easily Maintained Garden
- Garage In Nearby Block



A well planned three bedroom town house with garage, occupying a delightful riverside setting, forming part of a select private gated development that is located within easy reach of the town centre as well as nearby bus routes and Godalming and Farncombe main line stations. N.B. There is an annual charge payable for the upkeep and maintenance of the communal grounds and Private Road.







Main Line Station – 0.7 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.7 miles Godalming – 1 mile

Infant School – 0.9 miles Junior School – 0.7 miles

Secondary School – 1.3 miles

Doctors – 0.2 miles Dentist – 1 mile

A3 – 3 miles M25 – 16 miles M3 – 15.0 miles

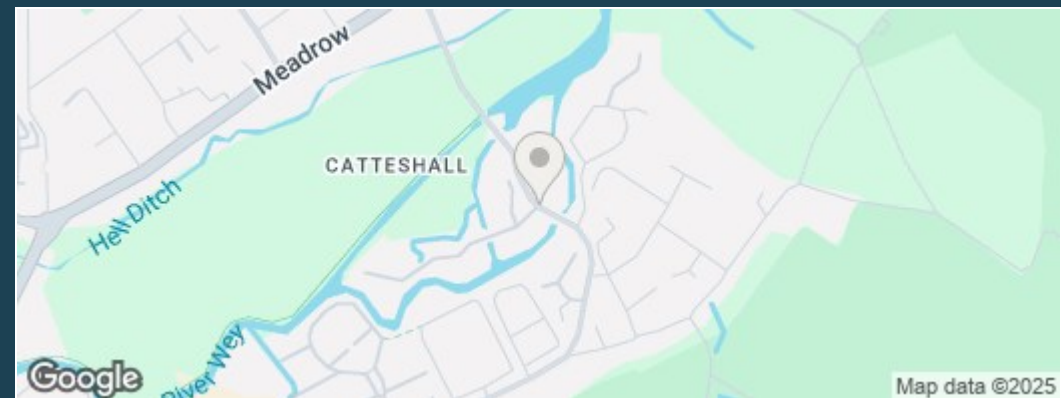
Council Tax Band – E Payable – £3079.90p (2025/26)

EPC Rating – D

Annual Service Charge – £70 per month



Directions: Leave Godalming on the A3100 (Meadow) towards Guildford. Take the first turning right into Catteshall Road just after Farncombe Service Station. Continue over the river bridge and take the first turning right into Blackburn Way and Number 13 will then be seen just before the bridge on the left hand side.



Blackburn Way Godalming

ZOOPLA

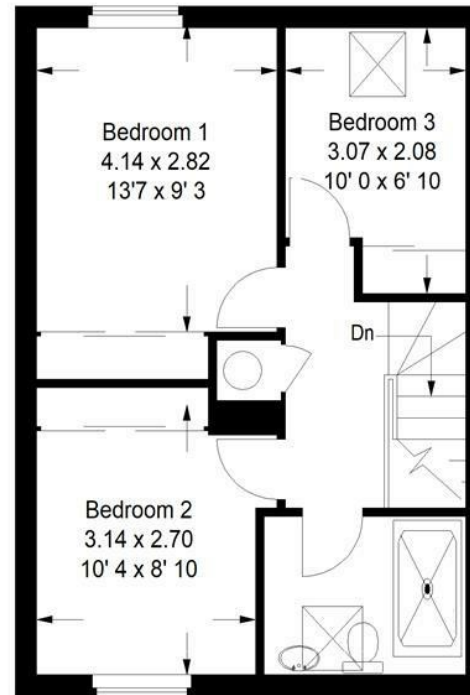


**Emery &
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**APPROX. GROSS
INTERNAL FLOOR AREA :**
1035 SQFT / 96.2 SQM

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.

PrimeLocation.com

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.