



1 Teale Close

Godalming Surrey GU7 3DF

Guide Price: £450,000 Freehold



- No Onward Chain
- Small Private Cul-de-Sac
- Easy Reach of Town Centre & Main Line Station
- Dual Aspect Living/Dining Room
- Fitted Kitchen
- Cloakroom
- Two Double Bedrooms
- Shower Room
- Enclosed Rear Garden & Single Allocated Parking Space
- Potential for Loft Conversion (STNC)



A bright and well planned two bedroom end terraced house with parking and large loft offering great potential to create additional accommodation, subject to any necessary consents. The house is one of just five houses set in a small private cul de sac in a quiet yet highly convenient location being within easy reach of both Godalming & Farncombe centres offering an excellent range of shops, leisure, recreational facilities, popular schools, bus routes and only 1/2 a mile from the station.







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

Farncombe Village Centre – 0.5 miles

Godalming – 0.7 miles

Infant School – 0.6 miles Junior School – 0.3 miles

Secondary School – 1 mile

Doctors – 0.5 miles Dentist – 0.6 miles

A3 – 2.6 miles M25 – 15 miles M3 – 14.5 miles

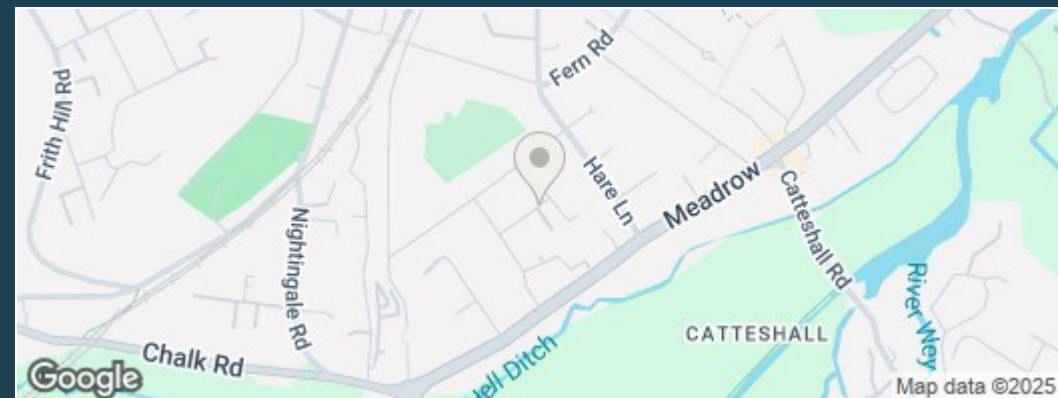
Council Tax Band – D Payable – £2519.93p (2025/26)

EPC Rating – TBC

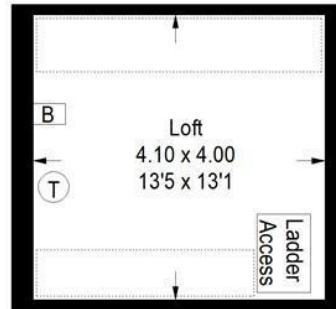
Management Charge - £40 per month



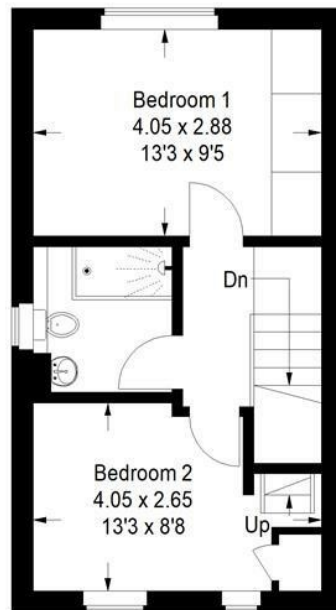
Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on the A3100 Meadrow and take the second turning left into Llanaway Road. Continue along Llanaway Road and take the second right into Llanaway Close and then first right into Teale Close.



Teale Close



Second Floor



First Floor

= Reduced headroom
below 1.5 m / 5'0

Approximate Gross Internal Area
Ground Floor = 39.7 sq m / 427 sq ft
First Floor = 32.0 sq m / 344 sq ft
Second Floor = 16.4 sq m / 176 sq ft
Total = 88.1 sq m / 947 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.

ZOOPLA

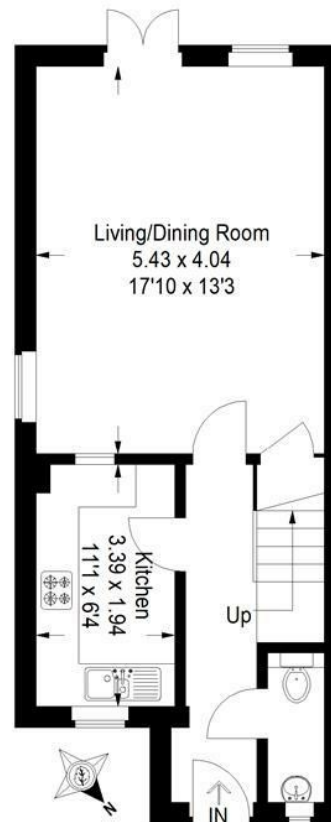


Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk



Ground Floor

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.