



**76 Station Road, Gomshall, Surrey GU5 9NP**

**Price Offers in Excess of £500,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

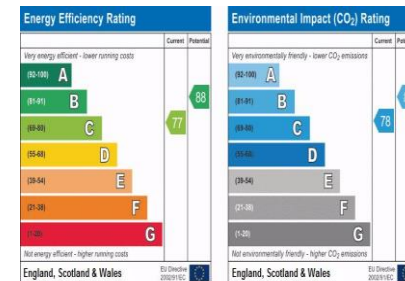
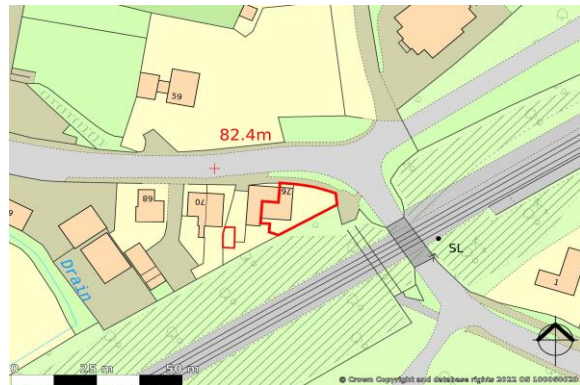
A spacious & superbly presented 2-3 double bed Victorian semi-detached home with ground floor accommodation comprising a good size reception room (possible 3rd bedroom) with front aspect, newly fitted kitchen/breakfast room with fully integrated appliances & with ample space for table & chairs open plan to family area with double doors leading out to patio & garden & a shower room. Upstairs offers 2 large double bedrooms, a newly fitted bathroom with bath & wall mounted shower, & a particularly large landing (with space for possible study). Outside, the property benefits from off-street parking for 2 cars & a good sized lawned garden with large patio to rear. The property has recently been refurbished throughout & also offers scope to extend into the loft (subject to any permissions needed). Situated in a central village location within a short walk of Gomshall station & local shops, within 1 mile of Shere.

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Proceed on the A25 towards Dorking where you will find No. 76 on your right immediately before the railway bridge.

## Situation :

Situated within a short walk of Gomshall station providing easy access to Gomshall's local shops (including recently opened 7 til 11 Budgens), pubs & part-time cafe in the heart of the Surrey Hills. Shere village is under a mile away, this also offers a doctors surgery, nursery & primary schools, a supermarket, cafes, pubs, tennis club etc. & provides easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh (all circa 6 miles away).



**Council Tax : Guildford Borough Council - Band E - £2,915.56 per annum (2024/25)**

**All Mains Services**

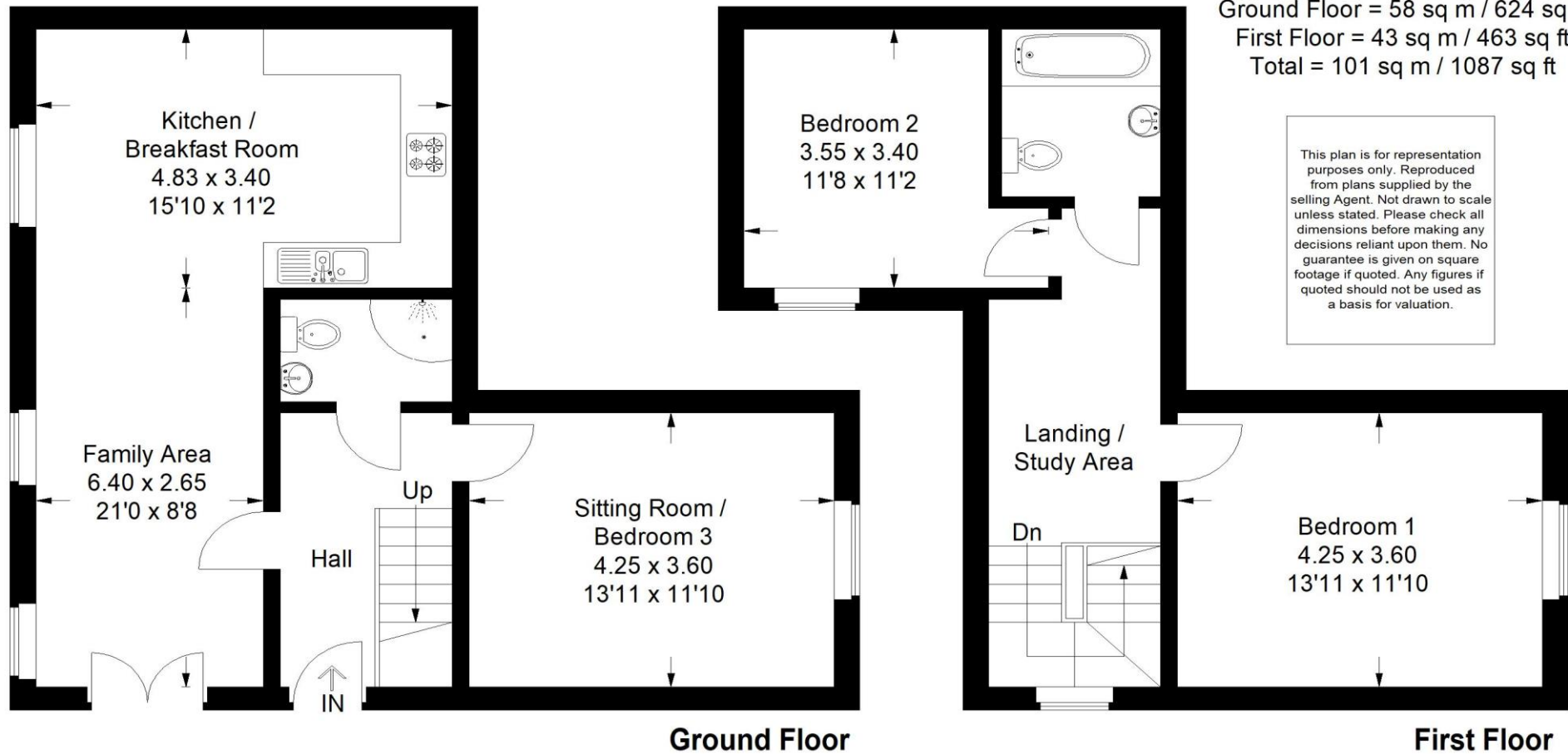
**Your Local Independent Estate Agent**





Please call 01483 205150 to arrange a viewing

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150 – Registered No: 03516147

## Opening Hours

Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm