



**PEPERHAROW ROAD GODALMING GU7**  
**£2,600 PER MONTH** AVAILABLE 31/08/2024




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Peperharow Road Godalming GU7

**£2,600 Per Month**  
**Unfurnished**

 **5 Bedrooms**  
 **2 Bathrooms**  
 **3 Receptions**

## Features

Character Property, 5 Bedrooms, 2 Bathrooms, Garage, Outside Space, Semi Detached, Town Location, Garden, Stunning Views, Council Tax Band G

## Council Tax

Council Tax Band G

## Hamptons

194 High St  
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www.hamptons.co.uk

# { A CHARMING 5 BEDROOM VICTORIAN TOWNHOUSE WITH CHARACTER FEATURES, SITUATED IN A SOUGHT AFTER LOCATION

## The Property

A charming 5 bedroom Victorian townhouse benefiting from a host of versatile reception rooms, with character features. This fantastic home is situated in a sought after location, close to Godalming town centre and railway station. This wonderful home offers versatile and flexible accommodation over three floors. Outside there is a pretty tiered rear garden, and a patio with lovely views to the front. There is also a garage.

## Location

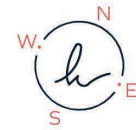
The property is approximately 0.9 miles from the popular town centre of Godalming that offers a wide variety of shops, bars/ pubs and restaurants. Godalming also has train services running to London Waterloo making it ideal for commuters. Charterhouse school is also within catchment of this property along with a variety of other popular schools in the local area.



Approximate Area = 231.8 sq m / 2496 sq ft

Outbuilding = 27.3 sq m / 294 sq ft

Total = 259.1 sq m / 2790 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 303768

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	50	
	F		
Not energy efficient - higher running costs	G		
			78
England & Wales		EU Directive 2002/91/EC	

