



Elizabeth Road, Godalming, Surrey.









## Property Description

**Guide Price: £625,000**

This attractive four-bedroom detached house enjoys a highly convenient location, within walking distance of Farncombe railway station and village amenities. Originally built in the 1960s, the property has seen significant improvements in recent years, including the conversion of the garage into a guest bedroom with an ensuite.

The house offers bright and versatile accommodation. The ground floor features an entrance hall, a spacious sitting room with working fireplace, a dining room, a well-appointed kitchen with a range of integrated appliances, and the converted guest bedroom with an ensuite. On the first floor, the landing provides access to three bedrooms and a modern family bathroom.

The front of the property features a driveway providing block-paved off-road parking. The rear garden, a highlight of the property, is beautifully arranged, extending approximately 70ft, and enjoying a desirable south westerly aspect.

This property is perfect for buyers seeking a well-maintained detached house in a convenient location. Internal inspection is highly recommended.

Farncombe is a charming village in Surrey, situated near the larger town of Godalming. It enjoys a blend of rural tranquillity and easy access to urban amenities. Surrounded by lush green countryside, Farncombe offers opportunities for outdoor activities such as walking, riding, and cycling.

The village features a variety of small shops, cafes, and pubs, catering to everyday needs. The railway station provides convenient transport links to nearby towns and London, making Farncombe an attractive choice for commuters seeking a peaceful residential environment with excellent connectivity.

Guildford is approximately four miles away and has an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford mainline station provides a fast and regular service to London Waterloo in approximately 35 minutes. There is a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.



**Council tax band: E; Tenure: freehold; EPC rating: E.**





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*Waste it wisely*

Tullamore Jew

FRESH & ORGANIC

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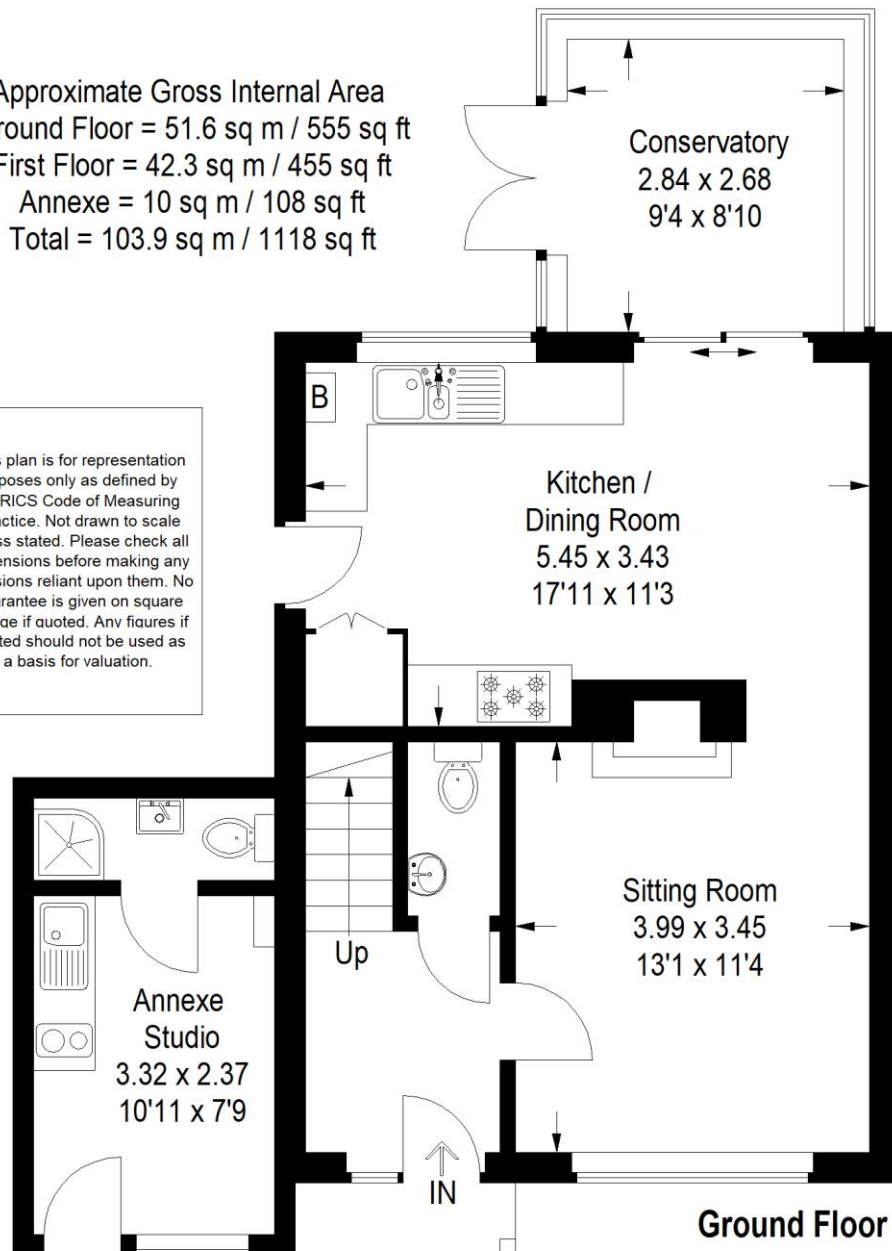


Approximate Gross Internal Area  
 Ground Floor = 51.6 sq m / 555 sq ft  
 First Floor = 42.3 sq m / 455 sq ft  
 Annexe = 10 sq m / 108 sq ft  
 Total = 103.9 sq m / 1118 sq ft

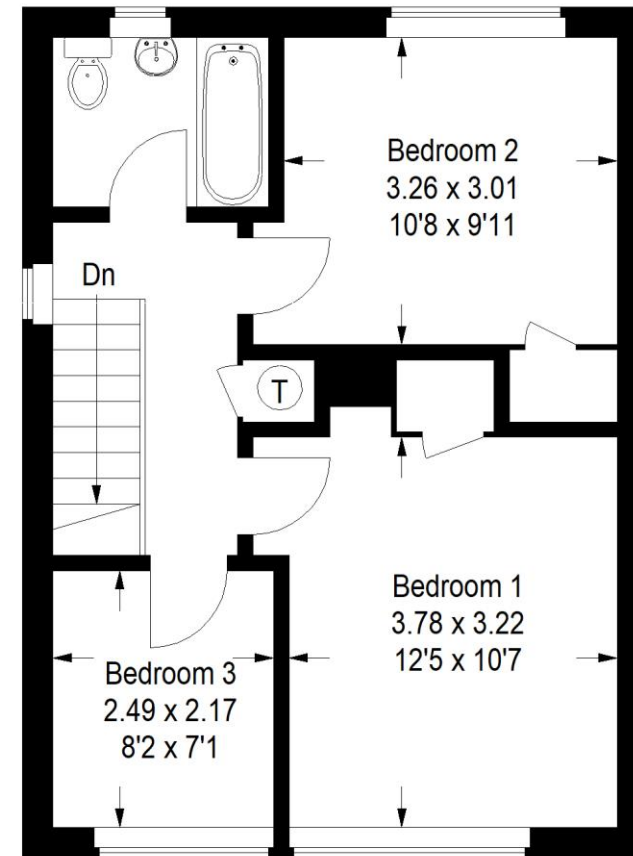
# Elizabeth Road



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.



**Ground Floor**



**First Floor**

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto:lettings@chantriesandpewleys.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.







# Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888  
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100  
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344  
shalford@chantriesandpewleys.com

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