



**Chantries
& Pewleys**



Brighton Road
Godalming



INTRODUCING

197 Brighton Road

GODALMING, SURREY, GU7 1PL

This mid terraced house has been modernised and improved by the current owners with modern kitchen and bathrooms. The loft has been converted to provide a double bedroom and en-suite shower room, and on the first floor there is a bedroom, bathroom and an L-shaped room which could be a study, cot room or occasional bedroom. The open plan living area is versatile and has a feature wall with tv and display recesses. The garden is level and has two paved patio areas, ideal for outdoor entertaining, and there are three allocated parking spaces.



2/3 BEDROOMS



EN-SUITE SHOWER ROOM & BATHROOM



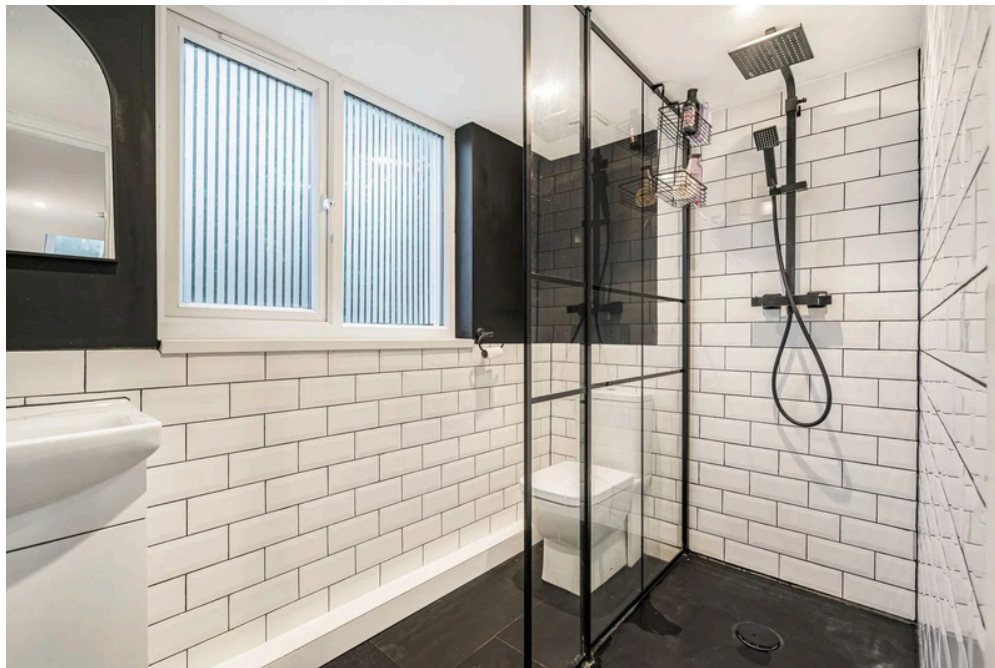
3 PARKING SPACES



REAR GARDEN

**Tenure: Freehold
Council Tax Band: C
EPC: C**





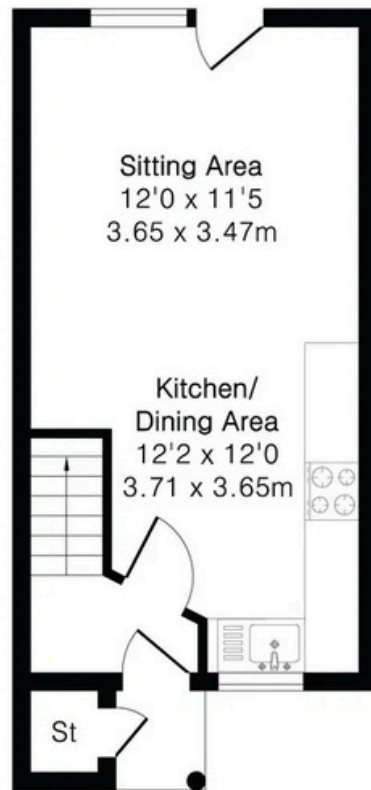
**Approximate Gross Internal Area 749 sq ft - 70 sq m
(Excluding Store)**

Ground Floor Area 286 sq ft – 27 sq m

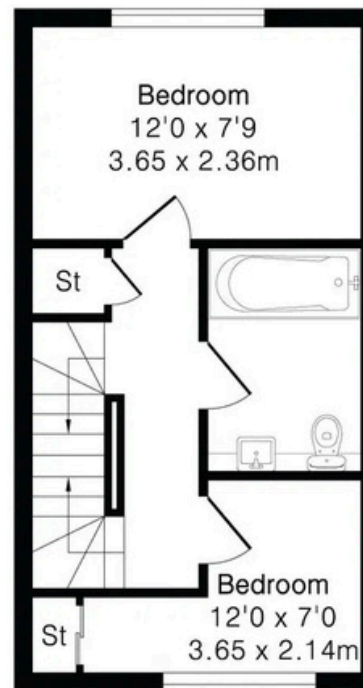
First Floor Area 283 sq ft – 26 sq m

Second Floor Area 180 sq ft – 17 sq m

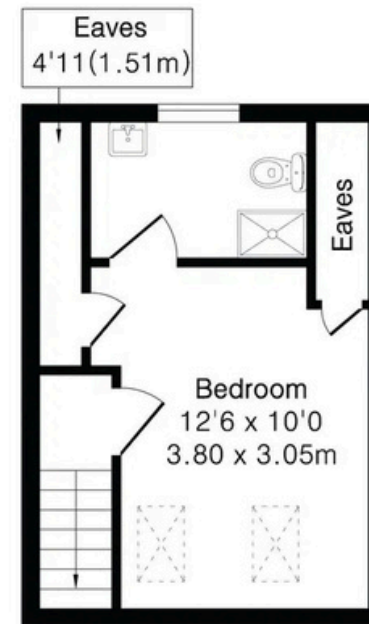
Store Area 6 sq ft – 1 sq m



Ground Floor



First Floor



Second Floor



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