



Clifton Brighton Road
Godalming Surrey GU7 1PW
Guide Price: £700,000 Freehold





- Walking Distance of Busbridge Schools
- Potential to Extend (STPP)
- Adjoining Crownpits Green
- Bay Fronted Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Garden/Home Office
- Large South Facing Garden
- Driveway & Attached Garage



An attractive three bedroom detached house with large south facing garden and planning permission granted to extend to four bedrooms. The house is located in the popular Busbridge Area of the town adjoining Crownpits Green and within easy reach of Busbridge Schools, the town centre and main line station.











Main Line Station – 0.9 miles (Waterloo approx. 45 mins)

Godalming Town Centre – 0.5 miles

Busbridge Infant School – 0.7 miles Busbridge Junior School – 0.3 miles

Secondary School – 1.8 miles Doctors – 1.4 miles Dentist – 0.5 miles

A3 – 3.1 miles M25 – 15.9 miles M3 – 14.9 miles

Council Tax Band - E Payable - £3,079.9 (2025/26)

Energy Efficiency Rating E.

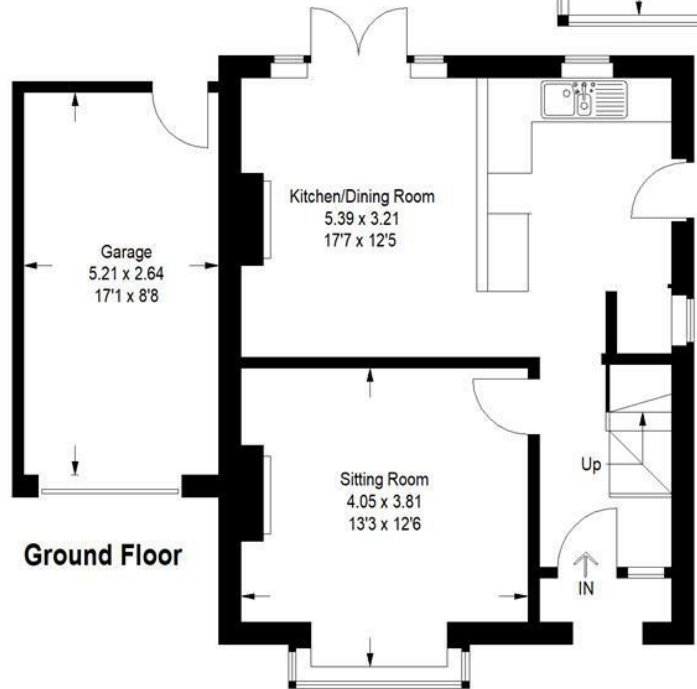
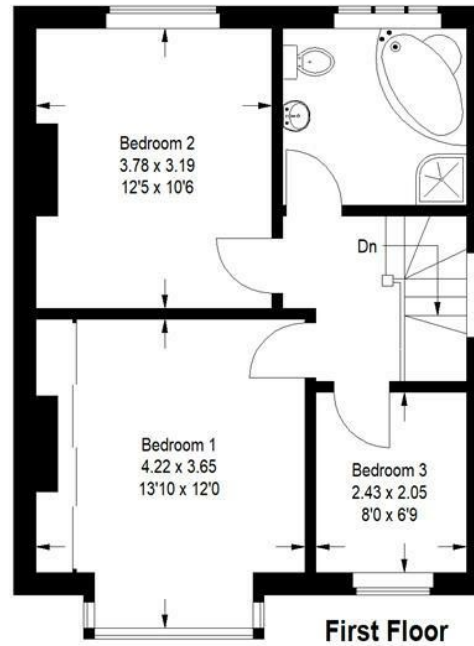


Directions: From our office in the High Street, proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the second set of traffic lights and turn left into Brighton Road. Continue up Brighton Road and Clifton will be found after approximately ½ mile on your right just after the turning right into Crownpits Lane.



Brighton Road, Godalming

Approximate Gross Internal Area
 Ground Floor = 44.1 sq m / 475 sq ft
 First Floor = 45 sq m / 484 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 103 sq m / 1109 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



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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.