



34 West Hill

Elstead Surrey GU8 6DQ

Guide Price: £675,000 Freehold





- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Study/Family Room
- Kitchen
- Three Bedrooms
- Two Bathrooms
- Wide Driveway
- Double Garage
- Attractive Southerly Facing Garden



An attractive and much improved semi-detached family house that as been substantially extended to provide adaptable and well planned accommodation that includes three good size bedrooms, three receptions room and two bathrooms. The property also benefits from a wide driveway, detached double garage and attractive gardens that enjoy a southerly aspect at the rear. The property occupies a great location in a much favoured village location within easy reach of the centre with its excellent local shops, public houses, recreational facilities, St James' Primary School, bus route and close to much beautiful open countryside.











Main Line Station – 4 miles (Waterloo approx. 55 mins)

Village Centre – 0.2 miles Godalming – 5 miles

Primary School – 0.3 miles Secondary School – 4 miles

Doctors – 0.4 miles Dentist – 0.3 miles

A3 – 2.5 miles M25 – 17 miles M3 – 11 miles

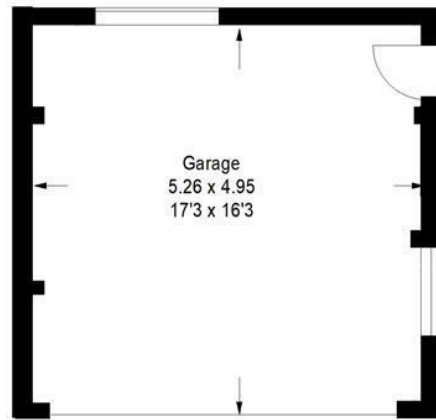
Council Tax Band – E Payable – £3020.82P (2025/26)

EPC Rating – D



Directions: Proceed out of Godalming in a southerly direction towards Milford, then on reaching the village take the second exit at the mini roundabout continuing on into Portsmouth Road. Continue through the village and at the traffic lights turn right and continue to the next roundabout taking the second exit again this time over the A3. Take the first exit at the next roundabout signposted Elstead (B3100). Continue on towards Elstead and after approximately 2 miles turn left at the village green into Thursley Road. Continue for 0.2 miles and West Hill will be found on your left hand side.



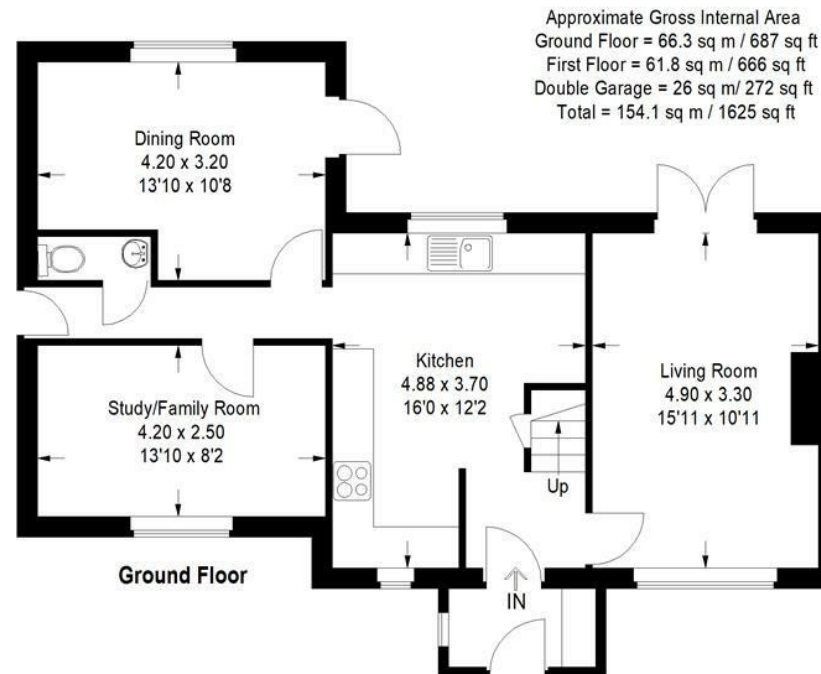


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Approximate Gross Internal Area
Ground Floor = 66.3 sq m / 687 sq ft
First Floor = 61.8 sq m / 666 sq ft
Double Garage = 26 sq m / 272 sq ft
Total = 154.1 sq m / 1625 sq ft

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

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.