



3 Perry Close

Godalming GU7 1UX

Guide Price: £469,500 Freehold

- No Onward Chain
- Entrance Hall & Cloakroom
- Sitting/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway
- Integral Garage
- Good Size South-Westerly Facing Garden



A well designed three bedroom terraced family house providing accommodation that includes an entrance hall with useful storage cupboard, cloakroom, kitchen and sitting/dining room, together with three double bedrooms and a good size bathroom. Outside there is a driveway, integral garage and attractive south-westerly facing rear garden. The house occupies a great location, forming part of a small no through road, on the edge of open countryside yet within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities as well as popular schools and station.









Main Line Station – 1 mile (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 1.0 mile

Godalming – 1 mile

Infant School – 1 mile Junior School – 0.9 miles

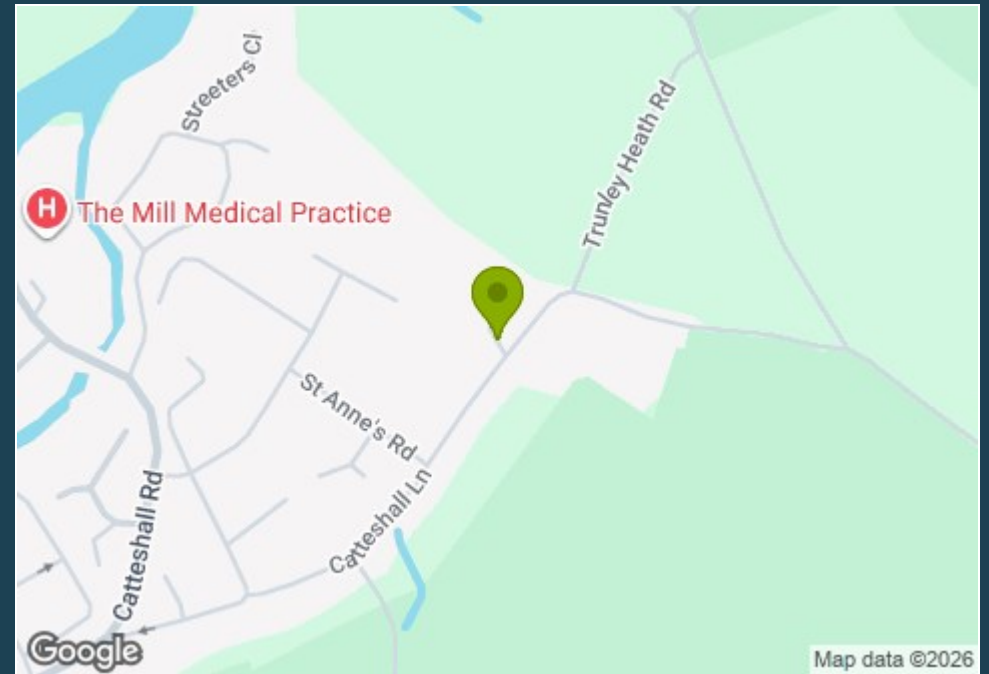
Secondary School – 1.3 miles

Doctors – 0.4 miles Dentist – 1 mile

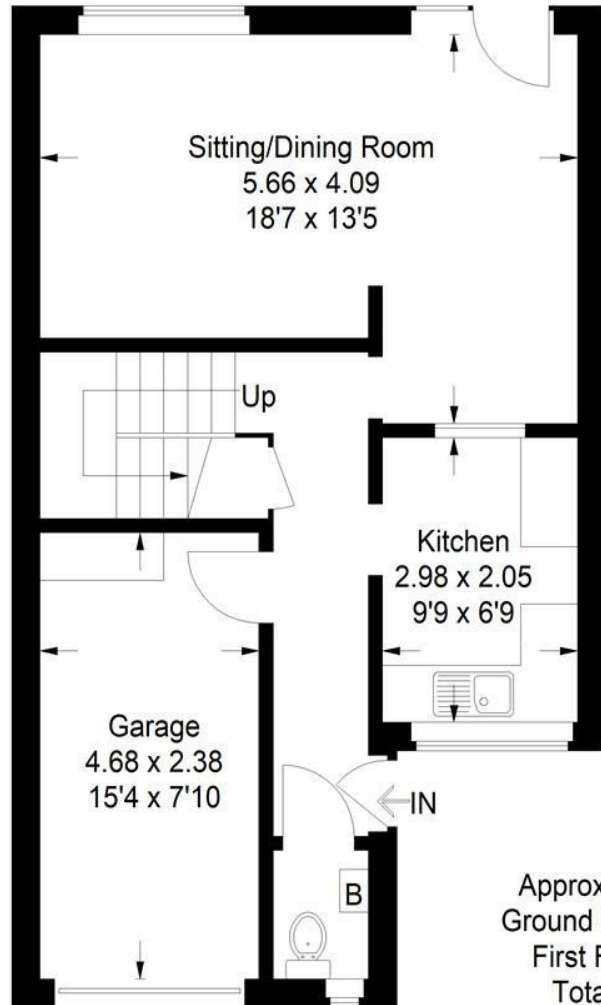
A3 – 3.3 miles M25 – 12.5 miles M3 – 15 miles

Council Tax Band – D Payable – £2519.93 (2025/26)

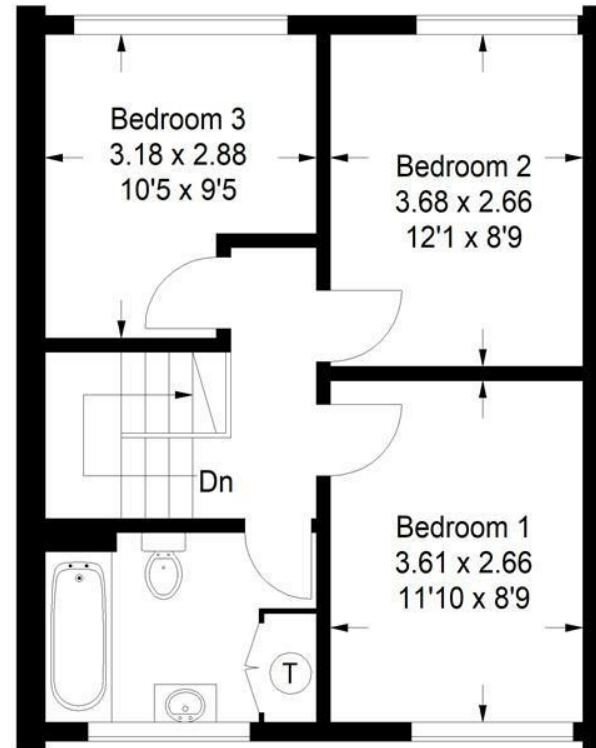
EPC Rating – C



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit onto the A3100 (Meadow) and after 0.4 mile take the first turning right into Catteshall Road, continue over the river and take the second turning left into Warramill Road. Then take the second turning on the right into St Anne's Road. At the end of St Annes Road turn left into Catteshall Lane and Perry Close will be found at the end on your left hand side.



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 50.8 sq m / 547 sq ft
 First Floor = 41 sq m / 441 sq ft
 Total = 91.8 sq m / 988 sq ft

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.



Emery & Orchard
 ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email: office@emery-orchard.co.uk



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.