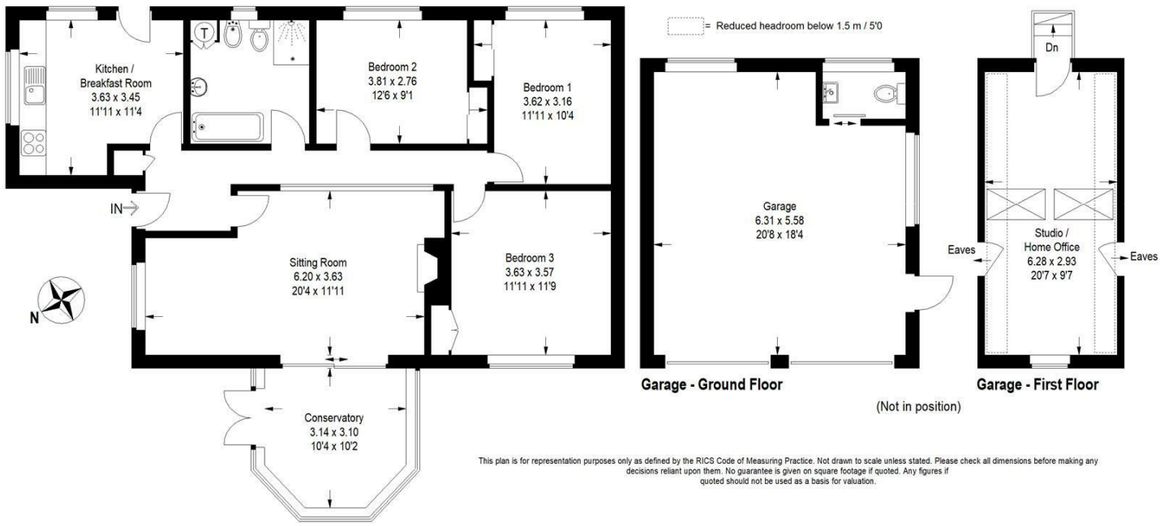
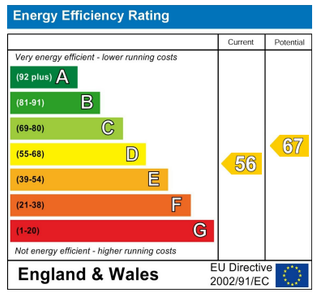
Floor plans

Off Upper Manor Road, Godalming

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft
Garage = 55.1 sq m / 593 sq ft
Total = 152.3 sq m / 1639 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.



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£850,000

MASELLA COUPE

Key features

- Large Plot of 1/3 of an acre
- Double Garage with Studio room
- Situated on a quiet cul-de-sac
- Potential to extend (STPP)

Description

A detached bungalow occupying a generous plot of approximately one-third of an acre, offering excellent potential for modernisation and extension (STPP). The property provides spacious and versatile accommodation throughout and is situated in a quiet cul-de-sac within walking distance of Farncombe village centre and the mainline station.

Kitchen / Breakfast Room 11'11 x 11'4

Fitted with a range of eye and base level units, the kitchen includes a double oven, electric hob, dishwasher and washing machine. There is ample space for a dining table, making it an ideal area for everyday family dining. A glazed door provides access to the rear patio and garage.

Sitting Room 20'4 x 11'11

A spacious and well-proportioned reception room featuring a fireplace, television point and a useful area suitable for a study or home office. Sliding doors open into the conservatory, creating an excellent flow between the living spaces also allowing lots of natural light.

Conservatory 10'4 x 10'2

A bright and versatile room offering an excellent space for entertaining or relaxing, with a door opening onto the front patio.

Bedroom 1 11'11 x 10'4

A generous double bedroom with built-in wardrobes and a delightful outlook over the front garden.

Bedroom 2 12'6 x 9'1

A good-sized double bedroom with built-in storage and a window overlooking the side aspect.

Bedroom 3

Another double bedroom benefiting from built-in storage and a large window overlooking the side aspect.

Bathroom

Comprising a walk-in shower, panel-enclosed bath, low-level WC and pedestal wash hand basin. Further benefits include a heated towel rail, airing cupboard and a frosted window.

Rear Garden

The property is approached via a gated driveway providing ample off-road parking and access to the detached double garage. Occupying a plot of approximately one-third of an acre, the bungalow enjoys a patio area to the front and a substantial rear garden which offers excellent scope for landscaping and improvement. The generous plot and private setting further enhance the property's appeal.











