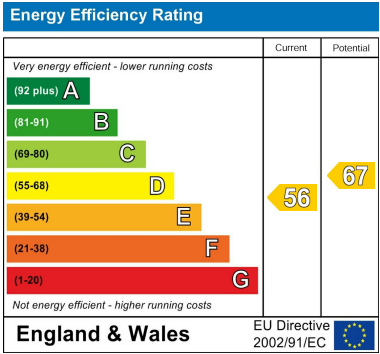




The Briars
Off Upper Manor Road, Godalming, GU7 2HQ
£850,000



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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.

