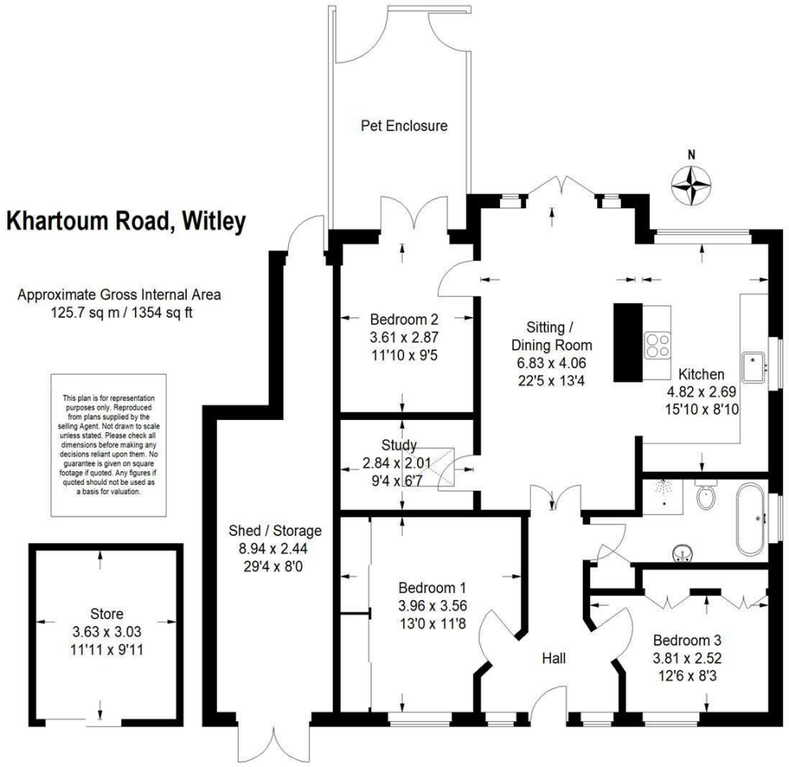
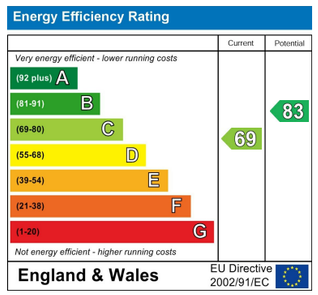
Floor plans





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Elsley

Khartoum Road, Godalming, GU8 5RB

£685,000

Key features

- Quiet cul-de-sac location
- Driveway with parking for four or more cars
- Large open plan kitchen/living room
- Large rear garden
- Potential To Extend (STPP) With Prior Planning Granted

Description

A spacious three-bedroom detached bungalow set in a quiet cul-de-sac, featuring a large open-plan sitting and dining room, well-appointed kitchen and a versatile study. Outside, the property benefits from a good size rear garden and a large driveway providing parking for four or more vehicles, together with a large, metal storage shed with power sockets. There is also a double power socket located on the front of the bungalow.

Kitchen 15'10 x 8'10

This kitchen is thoughtfully laid out with a generous range of cabinetry topped with wood-effect work surfaces. It includes a freestanding range cooker with an extractor hood above, an integrated dishwasher and space for a large fridge freezer. Windows overlook the garden and a door offers access to the adjoining sitting and dining room, making it ideal for entertaining.

Sitting / Dining Room 22'5 x 13'4

This spacious sitting and dining room is bright and inviting, featuring large patio doors that open directly onto the garden, flooding the room with natural light. A charming fireplace with a rustic stone surround and a wood-burning stove creates a cosy focal point in the centre of the room. The room flows seamlessly through an open doorway into the kitchen, enhancing the open-plan living space. Wood-effect flooring runs throughout.

Bedroom 1 13'0 x 11'8

A well-proportioned double bedroom featuring a large window overlooking the front of the property. Built-in mirrored wardrobes providing ample storage and the flooring is consistent with the rest of the home, in a wood-effect finish.

Bedroom 2 11'10 x 9'5

This bedroom offers a cosy yet comfortable sleeping space with a window looking out onto the rear garden. The room has enough space for a double bed and additional furnishings, ideal for guests or family members.

Bedroom 3 12'6 x 8'3

A smaller double bedroom with a window overlooking the front, enhancing natural light throughout the day. The room is well suited to a child's bedroom or a guest room, with space for furniture and storage.

Bathroom

This bathroom is beautifully fitted with stone-effect tiling on walls and floor, featuring a freestanding Victorian-style clawfoot bath, a separate shower cubicle, a pedestal basin and a close-coupled WC. A window provides ventilation and natural light, while the overall design combines classic elegance with modern functionality.

Study 9'4 x 6'7

The study is a compact yet practical room, perfect for a home office or quiet space. It is positioned between Bedroom 1 and Bedroom 2, with enough room for a desk and storage solutions to suit your working needs.

Rear Garden and Exterior

A generous outdoor space with a mix of lawn and gravel areas, surrounded by mature hedging and trees that offer privacy and a natural backdrop. A covered pet enclosure provides a secure space for pets. There is also a spacious shed or storage area along one side of the garden. The garden includes a patio area with seating, ideal for al fresco dining and relaxing in the sunshine.

The front exterior showcases a brick facade with a tiled roof, a welcoming wooden front door and multiple windows allowing natural light to fill the interior. The property is approached via a wide gravel driveway that provides ample off-road parking and leads to a wooden side gate, offering access to the rear garden.











