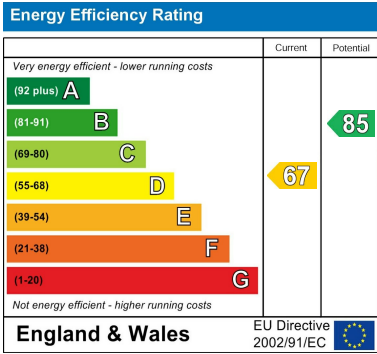




23
Cherry Tree Lane, Godalming, GU7 3RR
£410,000



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Key features

- Entrance hallway
- Sitting room
- Family bathroom
- Off street parking for 2 cars and electric charging point
- A VIEWING IS HIGHLY RECOMMENDED
- Kitchen/Breakfast room
- Three bedrooms
- Enclosed low maintenance rear garden
- EPC rating D

Description

Situated in a quiet cul-de-sac location, this beautifully presented three-bedroom family home is maintained to a superb standard throughout and is ideal for modern family living. EPC rating D.

Sitting Room 17'11 x 11'8

The bright and spacious living/dining room benefits from wood-effect LVT flooring and wall-mounted cabinets, TV & internet points, large window and double patio doors opening onto the rear garden.

Kitchen / Breakfast Room 14'10 x 9'7

The large kitchen/breakfast room is fitted with black quartz-effect floor tiles & countertops, eye & base level cupboards and drawers, two full height cupboards, and 1 ½ bowl sink unit under the window. Integrated appliances: gas hob with extractor, double oven with grill, dishwasher, washing machine, and 50:50 fridge/freezer. There's space for a kitchen table and chairs by the double radiator and TV ariel point.

Landing

The landing upstairs provides access to the three bedrooms and bathroom. The space is bright and neatly decorated, with a warm carpet underfoot and a yellow feature wall that adds a cheerful touch. This area also includes useful storage and a well-positioned loft hatch, maximising the home's practicality.

Bedroom 1 15'6 x 11'0

Bedroom One is a generously-sized double overlooking the front of the property, with a built-in 4-door wardrobe with mirror, recessed storage areas, plus drawers & cupboards running the length of the room. Each bedroom features a double radiator and TV ariel point.

Bedroom 2 11'6 x 10'3

Bedroom Two is another well-proportioned double at the back of the house. Each bedroom features a double radiator and TV ariel point.

Bedroom 3 8'2 x 7'8

Bedroom Three also overlooks the garden. Each bedroom features a double radiator and TV ariel point.

Family Bathroom

The family bathroom includes both a panel-enclosed bath and a separate shower cubicle, fully tiled walls with a low-level WC, wall-mounted wash basin in vanity unit, chrome heated towel rail, and laminate wood flooring.

Rear Garden

The sunny rear garden is fully enclosed, with a patio, artificial grass area, raised flower bed, garden shed, and access gate.

Front garden

off street parking for two vehicles, and a Hypervolt tethered EV charger.

