

24 Latimer Road

Godalming GU7 1BW

Guide Price: £514,500 Freehold

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- Close To Town Centre & Station
- Far Reaching Views
- Delightful Sitting Room
- Study/Guest Bedroom
- Fitted Kitchen
- Dining Room With Bifold Doors
- Two Bedrooms
- Fabulous Bathroom
- Driveway
- Attractive Terraced Garden



Enjoying far reaching views and only 0.3 of a mile from the High Street. A delightful Bargate Stone Victorian house, with its own driveway, providing well planned and adaptable accommodation arranged over three floor and having a wealth of character features. The accommodation includes a delightful sitting room, dining room with bifold doors out to the garden, a good size kitchen, two bedrooms, fabulous bathroom and useful study/occasional guest bedroom on the lower ground floor. There is also an attractive terraced garden with decked seating area. The house occupies a great location being within easy reach of the town centre with all its excellent shops, restaurants, leisure and recreational facilities as well as the main line station.

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Main Line Station – 0.7 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.3 miles

Infant School – 0.5 miles Junior School – 0.6 miles

Secondary School – 1.8 miles

Doctors – 1.2 miles Dentist – 0.3 miles

A3 – 3 miles M25 – 15 miles M3 – 15 miles

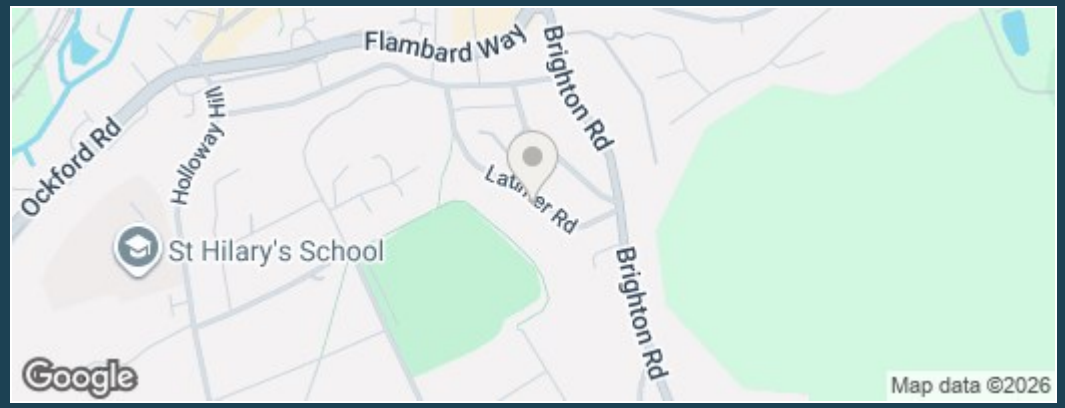
Council Tax Band – D Payable – £2643.33p (2026/27)

EPC Rating – TBC





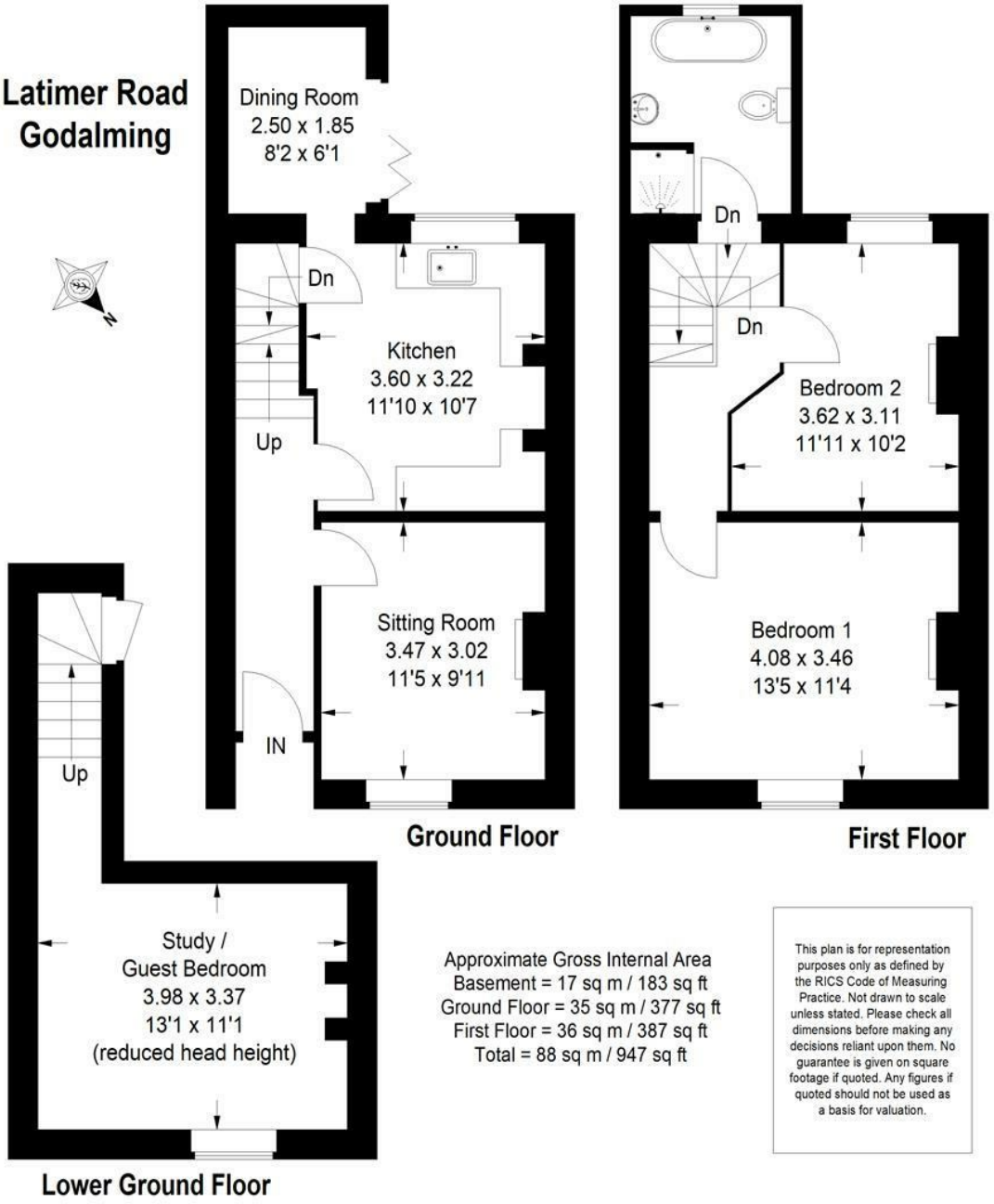
Directions: From our office in the High Street proceed down Bridge Street and at the mini roundabout take the right hand exit into Flambard Way. Continue along Flambard Way to the second set of traffic lights and turn left into the Brighton Road then take the first turning on your right hand side into Croft Road and second left into Latimer Road. Number 24 will then be found about half way down on your right hand side.



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Approximate Gross Internal Area
Basement = 17 sq m / 183 sq ft
Ground Floor = 35 sq m / 377 sq ft
First Floor = 36 sq m / 387 sq ft
Total = 88 sq m / 947 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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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.