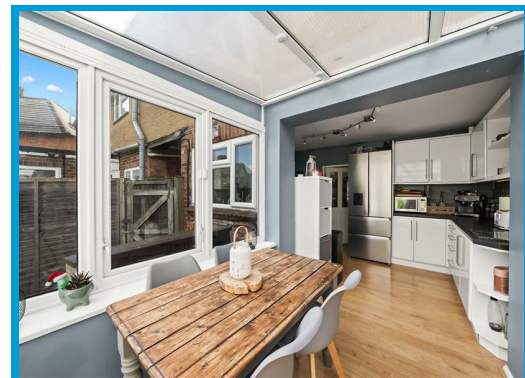




Tudor Road, Godalming, GU7 3QB

Guide Price £475,000

A beautifully presented three double bedroom home, situated in a quiet and highly desirable location within walking distance of the mainline station. Offering well presented accommodation throughout, this attractive property also benefits from easy access to both Guildford and Godalming, making it ideal for commuters and families alike.



# Description

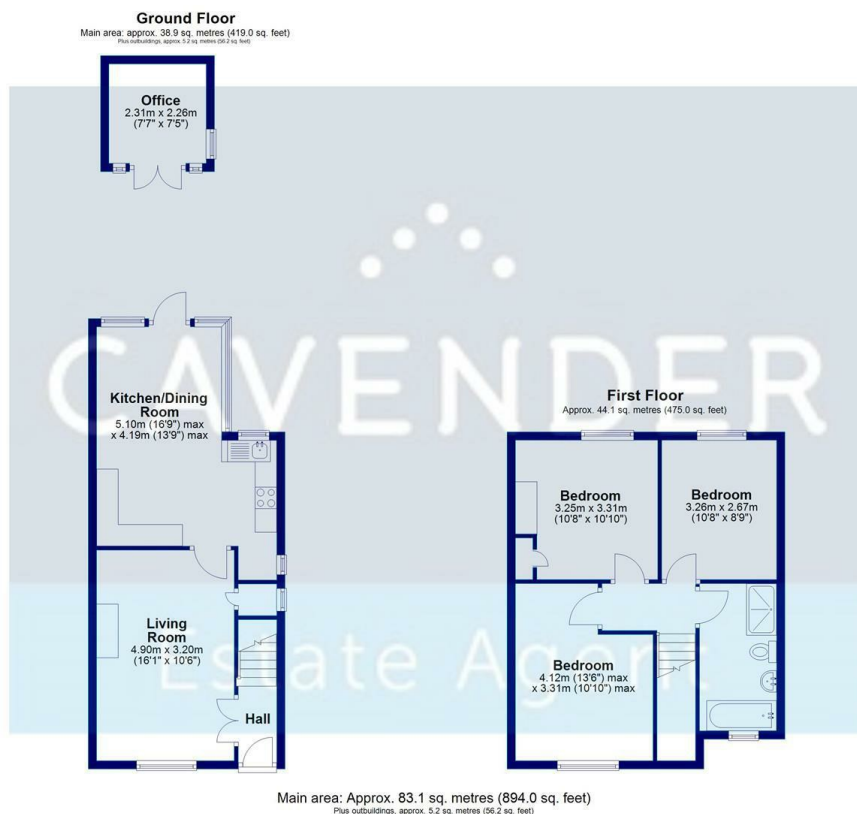
A beautifully presented three double bedroom family home, ideally situated in a quiet residential location within a highly sought-after area. Conveniently positioned within walking distance of the mainline train station, this superb property also offers easy access to both Guildford and Godalming town centres.

Downstairs, the property features a lounge with built in storage and a stylish contemporary kitchen that flows seamlessly into an open-plan dining area, creating the perfect space for modern family living and entertaining.

Upstairs the property comprises two double bedrooms with built in wardrobes, a further double bedroom and a stunning modern bathroom complete with a separate shower cubicle

Externally, the home benefits from off-street parking for up to three cars and an easy-to-maintain rear garden with a large decking area, ideal for outdoor dining and entertaining. A versatile home office positioned at the end of the garden provides the perfect space for remote working, hobbies, or additional storage.

Combining modern finishes and an excellent location, this is a fantastic opportunity to acquire a truly desirable property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		64	74
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(40-60)	C		
(25-59)	D		
(10-39)	E		
(1-39)	F		
(1-39)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

