



ESTATE AGENTS



17 Catteshall Road, Godalming, Surrey, GU7 3DJ

Offers in excess of £375,000

17 Catteshall Road, Godalming, Surrey, GU7 3DJ

A delightful two bedroom character cottage located within walking distance to both Godalming and Farncombe stations and centres. The property sits alongside the River Wey making it an idyllic location to be in.

When entering the property, you are welcomed by a cosy reception room filled with character features such as an original working fireplace and wooden floorboards in keeping with the style of the property. This room has been improved with handy built in storage and shelving. From here is a large kitchen/breakfast room comprising wall and floor units and stairs up to the first floor. To the rear is a utility space with a door onto the rear garden and a family bathroom including a white suite.

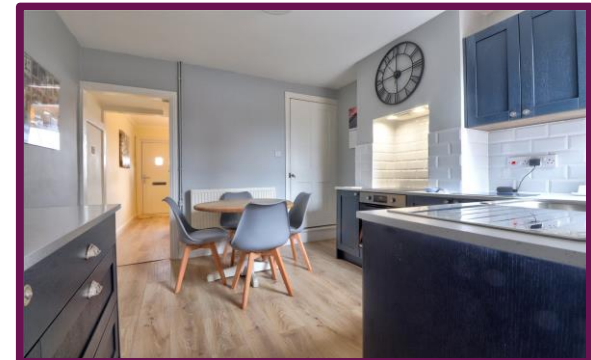
On the first floor there are two large double bedrooms. The room to the front includes built in storage and both rooms have stunning views over the River Wey and Lammas Lands.

To the rear is a courtyard garden with laid paving and a gate to the rear access.

This property has picturesque views across Catteshall Lock and is still only walking distance to all local amenities.

Council Tax Band C

- Idyllic Location
- Two Double Bedrooms
- Period Features Throughout
- Newly Installed Kitchen & Bathroom
- Courtyard Garden
- Walking Distance To Station
- Gas Central Heating
- Views over the Lammas Lands

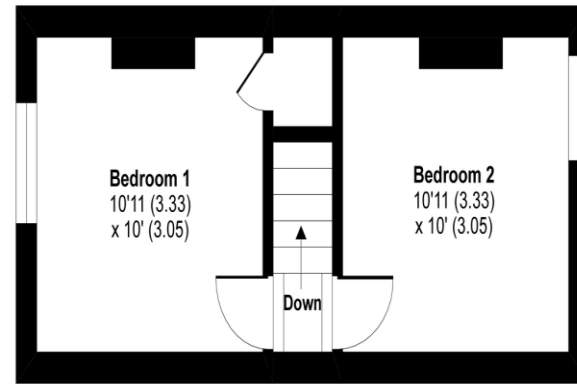


Floorplan

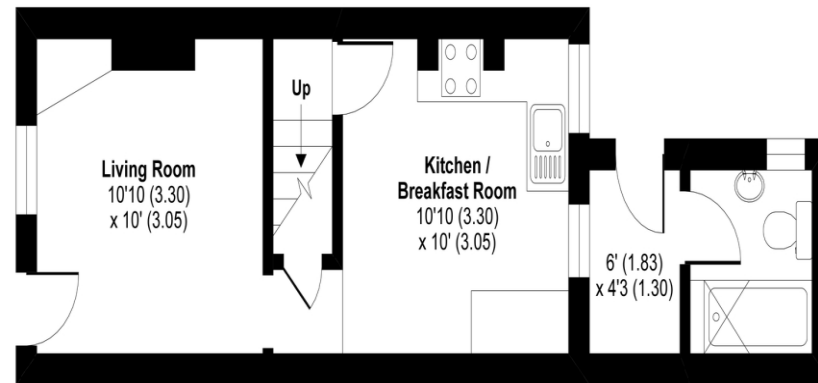
Catteshall Road, Godalming, GU7

Approximate Area = 578 sq ft / 53.7 sq m

For identification only - Not to scale



FIRST FLOOR



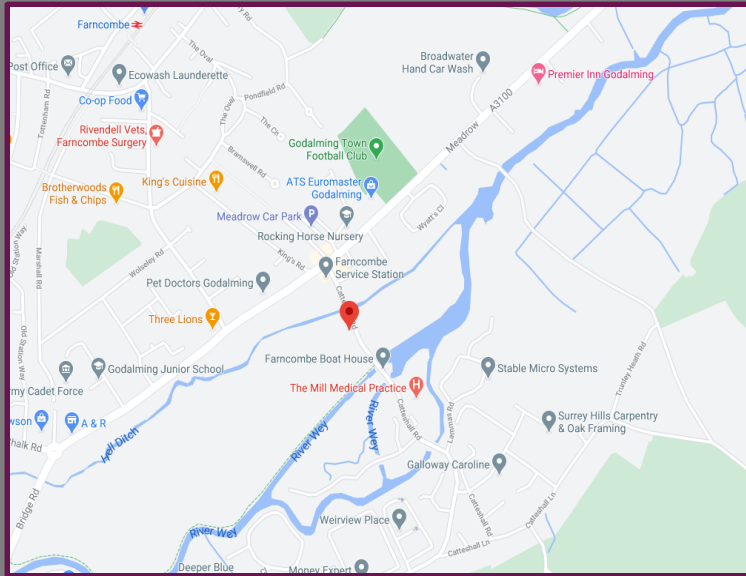
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc/hecmm 2021. Produced for Bourne Estate Agents. REF: 686168

Location

The market town of Godalming has a picturesque and historic High Street with an excellent array of shops, bars, restaurants, as well as three superstores. The main line railway station is close to the town centre and provides direct services into London Waterloo in approx 45 minutes. The A3 linking the M25 and London's airports is approx 2 miles from the town centre. There is an excellent selection of schools in the area that cater for most ages and denominations, both in the public and private sectors and good leisure facilities including swimming pools and health clubs, golf courses at Milford, Chiddingfold and Hurtmore while the South Coast beaches are around 30 miles away. Guildford town, with its cobbled High Street, has a multitude of mainstream shops, cinemas and theatres and is approx 4 miles from Godalming, for which there are direct bus and train connections.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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