



ESTATE AGENTS



Greensand Place, Godalming, Surrey, GU7 3FH

Guide Price £630,000

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Bourne Estate Agents are pleased to introduce to the market this beautifully presented three bedroom detached family home, situated in an exclusive development and excellent location, less than a mile from Farncombe station and a few minutes walk of Loseley Park.

As you enter the property the spacious living room is a feature that immediately takes your attention. The downstairs cloakroom is an added benefit and the fully fitted kitchen with integrated appliances has ample space for a dining table.

French doors take you from the kitchen through to the garden, which is mainly laid to lawn with patio area to the front and has the benefit of being south facing and perfect for those requiring outside space to relax in and enjoy.

Upstairs you have two impressively sized bedrooms that easily accommodate double beds with ample space for furniture. The main bedroom also benefits from fitted wardrobes and a beautifully finished en-suite with bath and shower. The third bedroom is a very flexible space that easily accommodates a single bed and could also be used as an office or a nursery. The family bathroom is also of a generous size to serve the other bedrooms.

Having a garage with an additional parking space is perfect for the family that have more than one car. In addition the current owners have further enhanced the property with hard wood engineered flooring throughout including the stairs, wooden blinds and the Nest fire and smoke alarm system. This property further benefits from modern fixtures and fittings, double glazed windows throughout and gas central heating.

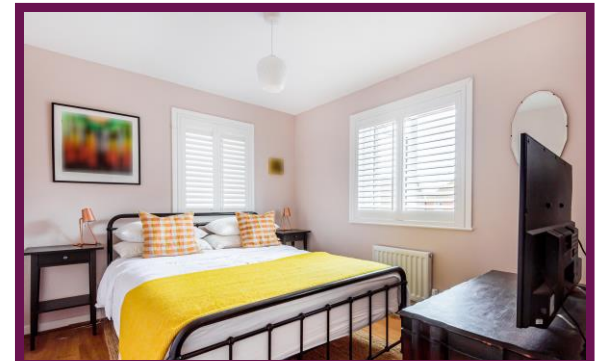
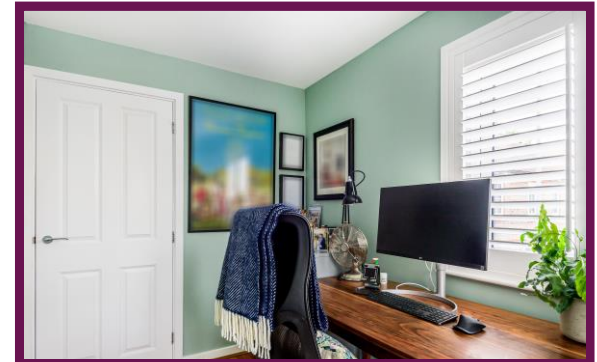
Viewings are highly recommended on a stylish and modern property you wont want to miss.

Tenure : Freehold

Council Tax Band : D

Service & Maintenance Charge : £262 every six months

- Three Bedrooms
- Detached Family Home
- Fully Fitted Modern Kitchen
- Engineered Hard Wood Flooring
- Double Bedroom with Ensuite
- Downstairs Cloakroom
- Large South Facing Rear Garden
- Garage And One Parking Space
- NHBC Certified for 10 Years Until 2028
- Excellent Location Close to Mainline Stations

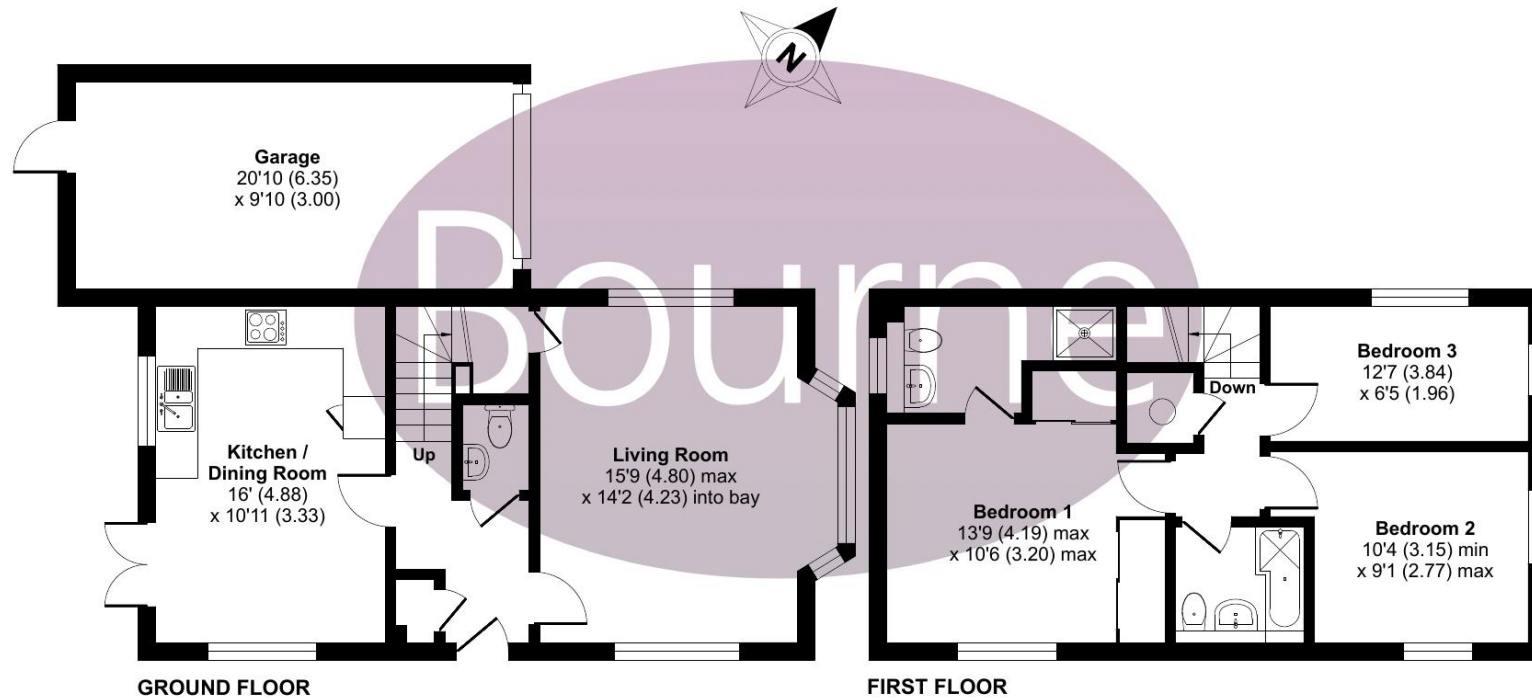


Floor Plan

Greensand Place, Godalming, GU7

Approximate Area = 1196 sq ft / 111.1 sq m (includes garage)

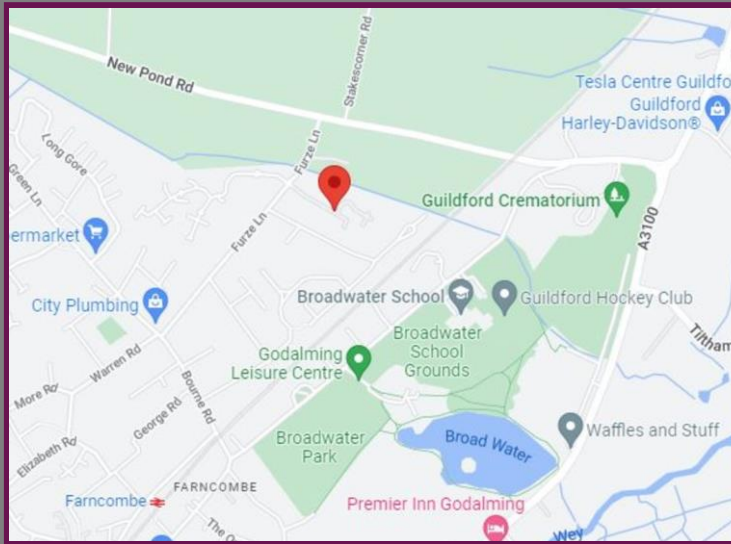
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Bourne Estate Agents. REF: 880793

Location

Farncombe is a satellite of Godalming, being about one and a half miles distance away and boasts its own shopping parade, including a butchers, chemist and newsagents. In addition Farncombe has its own mainline station (Waterloo usually around 45 minutes). Guildford is just three miles to the north, whilst the A3 at Compton provides access to London and the south coast with links, via the M25 at Cobham, to Gatwick and Heathrow airports. Schools are well catered for in the area, including primary and junior as well as Broadwater Comprehensive. There is a sixth form college at Holloway Hill, Godalming. A number of independent schools are also available in the district.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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