



10 Brookfield, Godalming, Surrey, GU7 3BN

Asking Price £550,000

# 10 Brookfield, Godalming, Surrey, GU7 3BN

Arguably the best three bedroom terraced home on the market in Farncombe right now, is this superb home located in Brookfield. For those unfamiliar with the location Brookfield is a pleasant cul-de-sac, situated off of Summers Road in the Farncombe area of Godalming, conveniently situated a short walk from Farncombe station and ideally located for access to the A3 via Compton.

Internally this home does not disappoint either, having been beautifully refurbished by the current owners and has been meticulously maintained throughout.

Entering into the property, the entrance hallway leads to all ground floor rooms of the home with a staircase to the right leading to the first floor.

Upon stepping inside your eyes will be immediately drawn to the kitchen ahead and the view that presents itself from the bay window, showcasing the enormous size of the garden. The kitchen itself is of a good size and has a variety of well thought out storage solutions in addition to an abundance of worktop space. The kitchen provides access to the dining area as well as side access to a passageway which runs to the right of the property, this space provides a helpful garden access, although is currently cleverly utilised as a utility space.

The living room is spacious and a double style reception room with a dining space at one end, with doors that lead to a patio in the garden, ideal for summer entertaining!

Going upstairs, there are 3 bedrooms, the primary bedroom, which has fully fitted storage, big enough to accommodate an enormous collection of clothes! The second double bedroom is of a similar size and offers two built-in cupboards. Lastly the third room is a large single bedroom, again offering a couple of fitted cupboard spaces.

The property also offers a unique yet practical bathroom arrangement, with a family bathroom that has been recently fitted, consisting of a three piece suite with a bath and overhead shower, sink & W/C. Separately, opposite the bathroom, there is a shower room, enabling this home to meet the needs of a modern family and the morning rush to get to work or school!

Externally, this home boasts an impressive plot being one of an estimated 144 properties in GU7 that are terraced and offer a plot bigger than 0.1 acres, for context there are an estimated 2200 terraced homes in GU7. If you're interested to know how long the garden is, we estimate it is circa 140-145 ft. The garden itself is well maintained, with a large patio to the rear of the home. This home could host large summer gatherings with ease in addition to giving children the perfect space to run wild! At the end of the garden you will find a large cabin presented in excellent condition having been installed in 2019, this cabin is fitted with electricity which in turn makes this an ideal work from home space.

It doesn't stop there, there is a large driveway to the front of the home big enough for two vehicles to park off road, in addition to this there is a separate garage in an en-bloc arrangement.

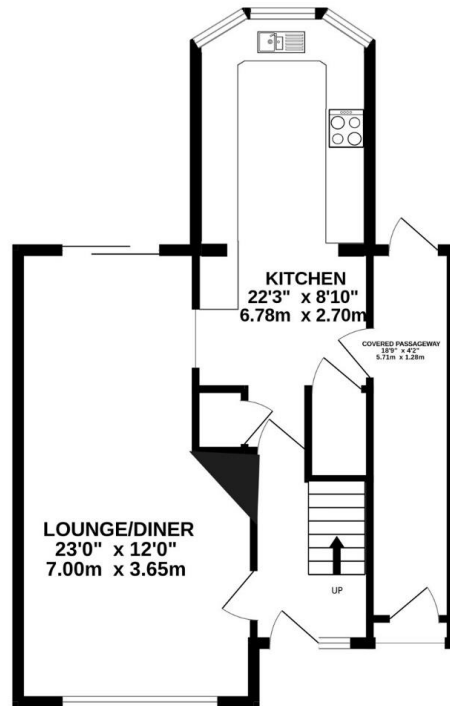
So if you would like to view what I can only describe as a truly exceptional three bedroom family home, get in touch with us today to arrange your viewing of this superb property.

- Three Bedrooms
- Terraced House
- Cul De Sac Location
- Galley Kitchen
- Spacious Lounge Diner
- Large Rear Garden
- Cabin With Electric
- 0.5 Mile to Rail Station
- Off Street Parking
- Garage



# Floorplan

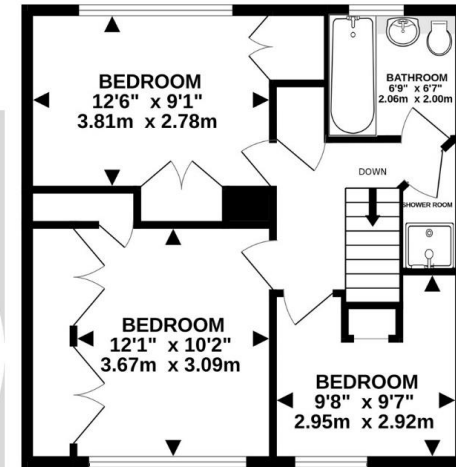
GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



GARAGE  
16'2" x 9'0"  
4.93m x 2.75m

CABIN  
15'3" x 12'2"  
4.65m x 3.70m

1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



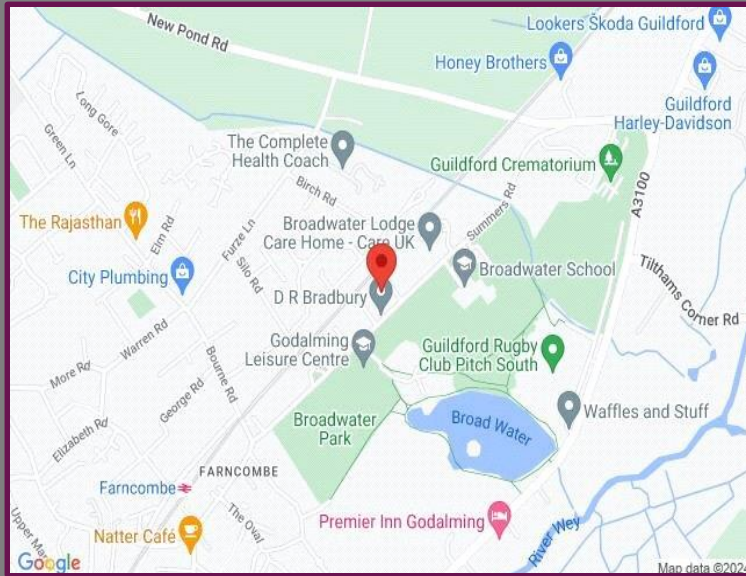
TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Location

Farncombe Village offers a range of shops catering to daily needs, including a Co-op, an independent butcher, a baker, and a Boots chemist. For leisure and recreational activities, Godalming Leisure Centre and Broadwater Park, with its lake and golf course, are conveniently located nearby.

The historic High Street of Godalming is just a short distance away, providing excellent shopping and dining options, including Waitrose and Sainsbury's. The mainline station, only a few minutes' walk from the property, offers fast and frequent service to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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...

**GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU**

**Tel: 01483 427699 | Email: godalming@bournestateagents.com**

**Web: www.Bourneestateagents.com**