



ESTATE AGENTS



20 Quarry Hill, Godalming, Surrey, GU7 2NW

Asking Price £425,000

# 20 Quarry Hill, Godalming, Surrey, GU7 2NW

Built in 2011, this charming development comprises just five houses, offering a modern and well-presented two-bedroom property. Ideally situated within walking distance of Godalming town centre and the mainline station, this home provides a convenient lifestyle for its next owners.

Upon entry through a covered porch, the hallway seamlessly connects to all ground floor rooms. The kitchen is thoughtfully designed with a range of base and eye-level units, complemented by a gas hob and electric oven. Ample space is provided for essential appliances such as a washing machine, dishwasher, and fridge/freezer.

The sitting room is generously proportioned, allowing for both living and dining areas, with additional space cleverly utilized under the stairs. Double doors from the sitting room extend the living space outdoors, opening to a private garden.

Ascending to the first floor, two well-appointed double bedrooms await, both featuring built-in wardrobe space. The master bedroom boasts the added luxury of an en-suite shower room, while the family bathroom is equipped with a neutral three-piece suite.

Outside, the property is accessed via a paved pathway leading to the front door with two parking spaces to the front of the home.

The rear garden, enclosed by panel fencing, features a well-maintained lawn and a patio area, perfect for outdoor gatherings. Additionally, a garden shed provides practical storage solutions.

This residence is an ideal choice for those seeking their first home or considering an investment opportunity in the area.

Tenure: Freehold

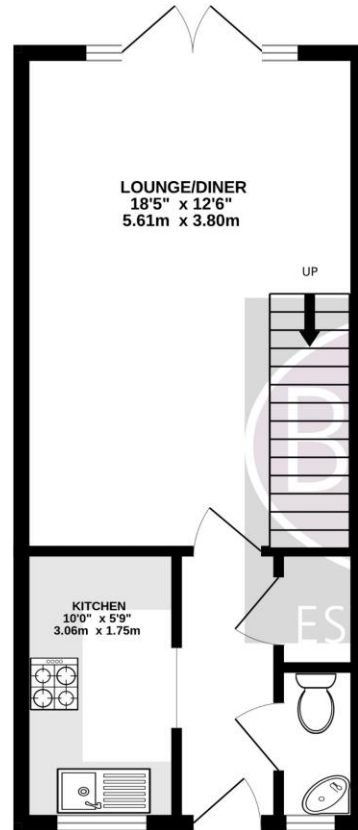
Council Tax: Band D

- Terraced
- Two Bedrooms
- Two Off Street Parking Spaces
- Large Open Plan Kitchen Diner
- En-Suite to Main Bedroom
- Downstairs W/C
- Ideal First Home
- Under a mile from Godalming Station

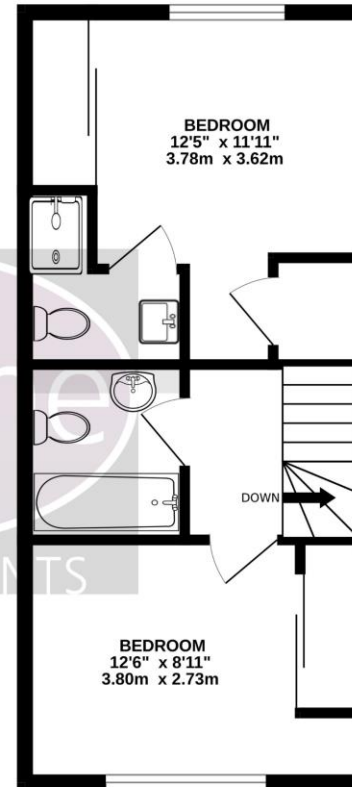


# Floorplan

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

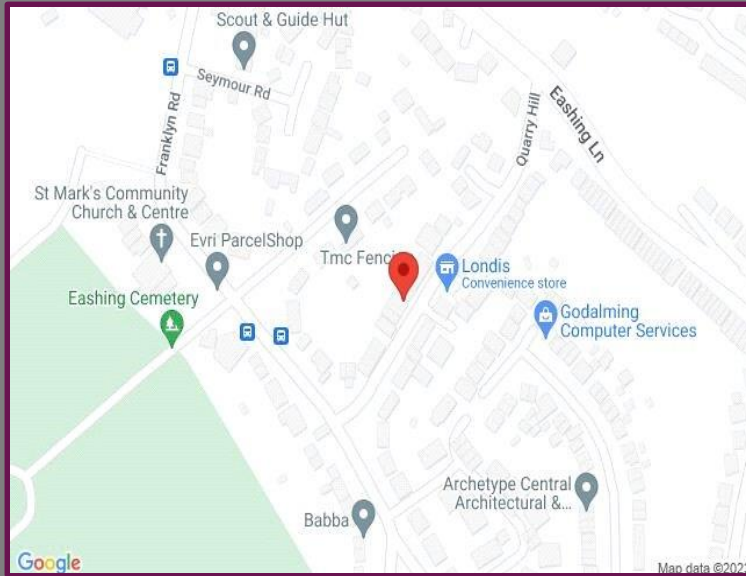


TOTAL FLOOR AREA: 709 sq.ft. (65.8 sq.m.) approx.

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

# Location

Quarry Hill is in a semi-rural location on the Southern side of Godalming. The historic town of Godalming has a variety of independent and High Street brand shops plus several cosy pubs to enjoy. The mainline station is approx 0.5 of a mile away and there are direct links to London Waterloo and easy access to Guildford and beyond via the A3, A31, M3 and M25.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 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...

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

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

**Web: www.Bourneestateagents.com**