



Godalming, Surrey

A well-presented three-bedroom semi-detached property situated in a popular cul-de-sac location in Witley offered for sale chain free!

To the front of the property there is a lawned space with a centre footpath leading to the front door. Entering into the property you step into an entrance hall with a downstairs W/C to the left, continuing through the entrance hall, there is an open plan living dining space with a door leading to the rear garden via a small conservatory.

There is also a bay window in the living area letting an abundance of light into the room. The kitchen is accessed off the living room which has a range of base level and eye level units to each side of the room, there is also a four ring hob and electric oven. To the rear of the kitchen is a stable style door also leading to the rear garden.

On the first floor there are three bedrooms, two doubles and a single, with both double bedrooms offering integrated storage cupboards. On the first floor you will also find an airing cupboard and the family bathroom which is fitted with a three-piece suite comprised of a walk in shower, sink & W/C.

Being a corner plot the property offers a good amount of space externally with front, side and rear gardens which are laid to lawn with the rear garden being a low maintenance patio space.

The garage itself is well sized and was fitted with a new roof three years ago and also benefits from an electric garage door. Directly in front of the garage there is off road parking space for 2 vehicles, however additional parking could be created in place of some of the lawned space to the side or front of the property.

In summary this is a superb three bedroom home sold free of the complications of a seller's onward purchase and must be viewed in person to be fully appreciated.

Freehold

- Three Bedrooms
- Semi Detached
- Cul-De-Sac Location
- Garage
- Driveway
- Chain Free Sale
- Corner Plot
- Well Presented Throughout
- Council Tax Band E



Floorplan

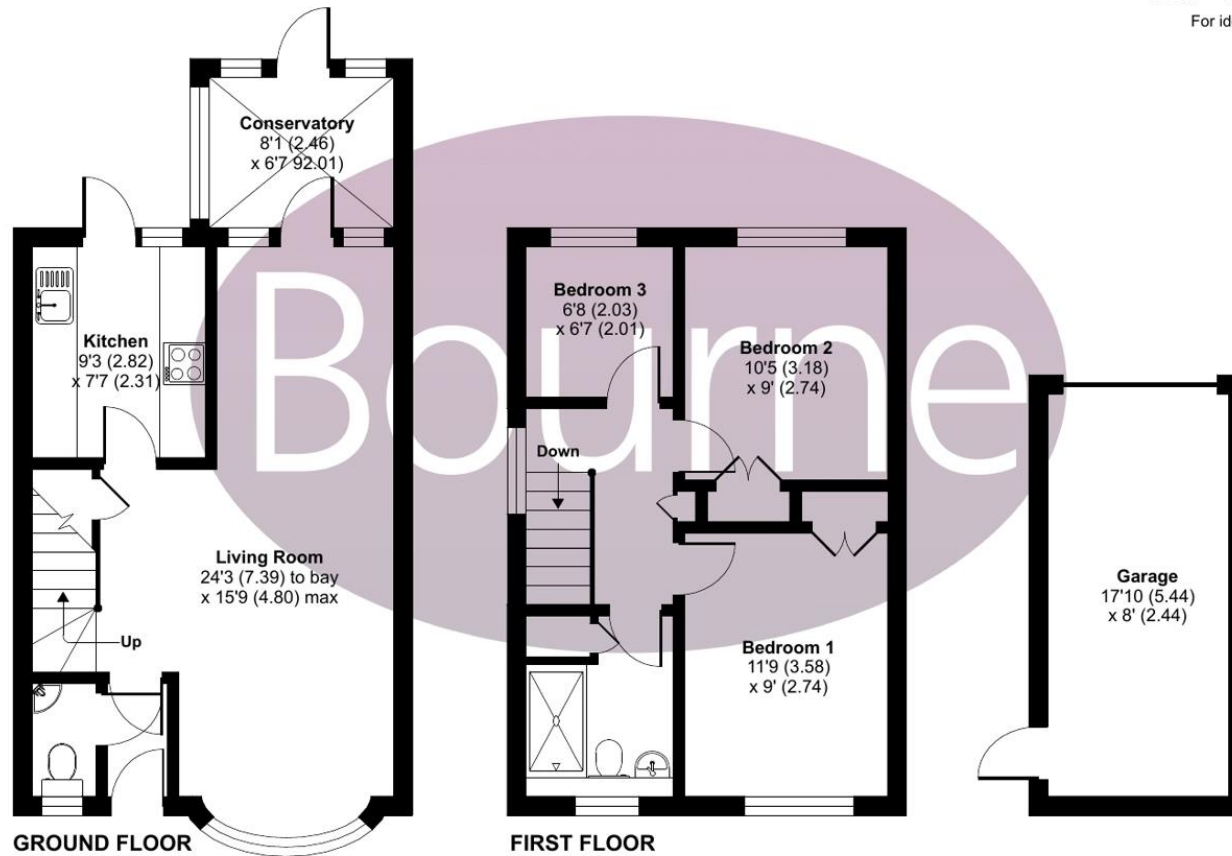
Bannister Close, Witley, Godalming, GU8

Approximate Area = 850 sq ft / 79 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 992 sq ft / 92.2 sq m

For identification only - Not to scale



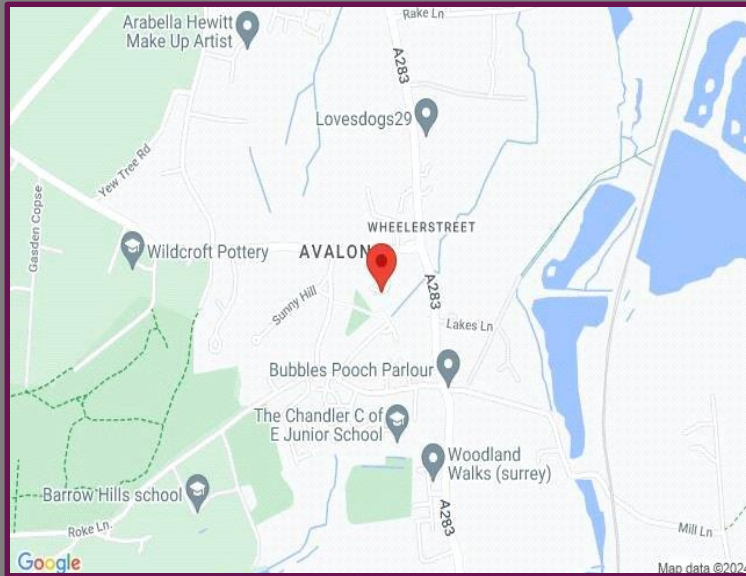
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1101628

Location

Witley village offers an excellent array of facilities with a village store, newsagents, Village hall, many local schools, playground and 2 popular public houses.

Witley also benefits from a mainline train station with a direct link to London Waterloo in under an hour. Close by is an array of countryside with National Trust Land in abundance, ideal for dog walking or a Sunday afternoon stroll. Godalming town centre is also situated close by and provides a more comprehensive range of amenities including a Waitrose and Sainsbury's.

Godalming Station offers a frequent service to London Waterloo in approximately 45 minutes. There are bus services available linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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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