

Bourne

ESTATE AGENTS



27 Cliffe Road, Godalming, Surrey, GU7 2JX

Asking Price £725,000

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This spacious four bedroom detached family home has been extended to provide excellent living and entertaining space, a fantastic patio with large garden and off-street parking to the front add to the benefit of being located in a popular area just under a mile's walk from Godalming station and town centre.

Upon entering the hallway there is access to the downstairs rooms to the right and stairs to the first floor, from here you are greeted by a bright and airy Kitchen/Diner which makes up the central hub of the home, there is a significant array of fitted units and worktop space as well as the fantastic island incorporating pan storage drawers, integrated gas hob and extractor. There is a built-in double oven and microwave also, on the opposite side of this large kitchen are more fitted units with space for appliances and to the rear is the back door giving seamless access onto the patio.

The dining area is big enough for a large family table and chairs and makes the home ideal for hosting, a real social feel to entertaining, there is also a downstairs WC.

Off of the kitchen is the large family living room at just under 24ft in length, there is a stunning feature log burner making those cold nights cosier, again this room is bright with window to the front and French doors to the rear onto the patio.

Upstairs, the property boasts four generously sized double bedrooms, offering comfortable accommodation for the entire family. The main bedroom is just over 14ft in length and has built-in storage cupboards and lovely views over the rear garden, bedroom two is of a similar size and also has storage built in. There are two further double bedrooms as well as a modern family bathroom comprising WC, double basin washing facilities and bath with shower overhead.

Outside to the rear, the property features a lovely long West facing garden, tiered over several levels to make the most of the evening sun and the fantastic secluded patio area amalgamates the garden to the house bringing the outside in and is the perfect area for al fresco dining.

Convenience is key with off-street parking available, Additionally, the property benefits from its prime location, with a range of local amenities, schools and transport links and is a 15 minute walk to Godalming railway station and on to town centre.

Council Tax Band E

- Detached House
- Four Double Bedrooms
- Large Kitchen/Diner
- 24ft Living Room
- Downstairs WC
- Modern Family Bathroom
- Patio
- Large West Facing Garden
- Off Street Parking
- Great Location

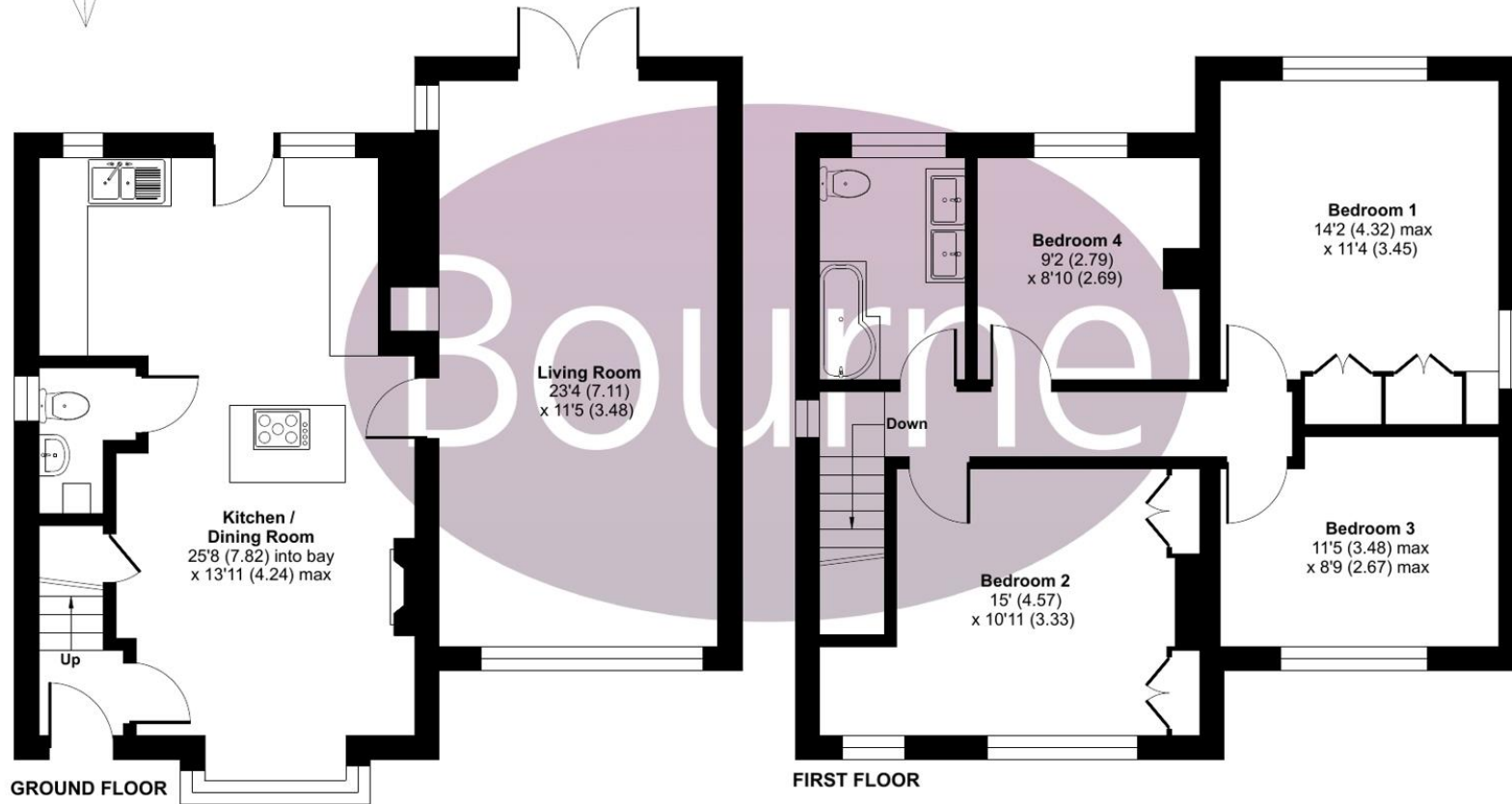


Floorplan

Cliffe Road, Godalming, GU7

Approximate Area = 1328 sq ft / 123.3 sq m

For identification only - Not to scale

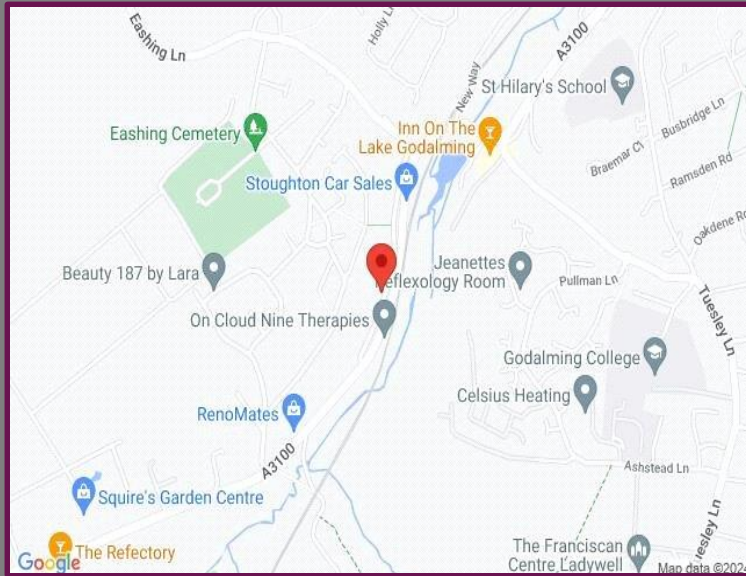


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1093730

Location

Cliffe Road is located on the Southern side of Godalming and is a 15 minute walk of the rail station and on to the town centre itself which has a variety of independent and High Street brand shops plus several cosy pubs to enjoy.

The mainline station is approx 0.8 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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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