



ESTATE AGENTS



19 Pullman Lane, Godalming, Surrey, GU7 1XY

Asking Price £850,000

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This spacious four-bedroom detached family home has been extended to provide excellent living and entertaining space, a fantastic location tucked away in a quiet cul-de-sac with garden and parking for three to four cars in front of the detached double garage, the house benefits from being located in a popular area just one mile to Godalming station and town centre and even closer to some very good schools.

An extremely useful entrance porch greets you as you arrive to the house, then through the front door and into the hallway, there is access here to the downstairs rooms and stairs to the first floor. The ground floor layout flows extremely well, there is a downstairs WC with hand wash basin, good size separate study and further down the hallway is the 16ft living room and original dining area making this an exceptional reception space, there is a bay window overlooking the front garden and doors to the rear into the kitchen/dining room.

The large kitchen/dining room makes up the central hub of the home and is circa 28ft in length, there is a significant array of fitted units and worktop space as well integrated cooking facilities, the space is divided by glass blocks to give a degree of separation but isn't structural, there is a roof lantern giving even more light to this bright and airy room. There are double doors at the rear into the conservatory giving even more inside space, which in turn has a door out into the garden. To the side of the kitchen is a door into the utility room with space for appliances as well as a useful door out to the driveway.

Upstairs, the property boasts four bedrooms, the main bedroom suite offers a spacious 22ft bedroom with en-suite shower room with wash hand basin, WC and inset shower cubicle. On this floor there is also the family bathroom comprising WC, wash hand basin and bath with integrated shower mixer.

Outside to the rear, the property features a lovely South East facing garden laid mainly to lawn with raised and tiered mature shrub and tree borders, there is a patio area to make the most of the sunshine and path to the detached double garage with side door and two separate garage doors to the front. There is also ample parking off road for three or four cars on the driveway.

The property benefits from its prime location, with a range of local amenities and transport links as well as being 20 minutes' walk to Godalming railway station and town centre as well as great local schools for all ages even closer.

Council Tax Band F

- Detached Family Home
- Four Bedrooms
- Extended
- Kitchen/Diner
- Two Bathrooms
- Downstairs WC
- Conservatory
- Garden
- Double Garage
- Driveway
- Chain Free



Floorplan



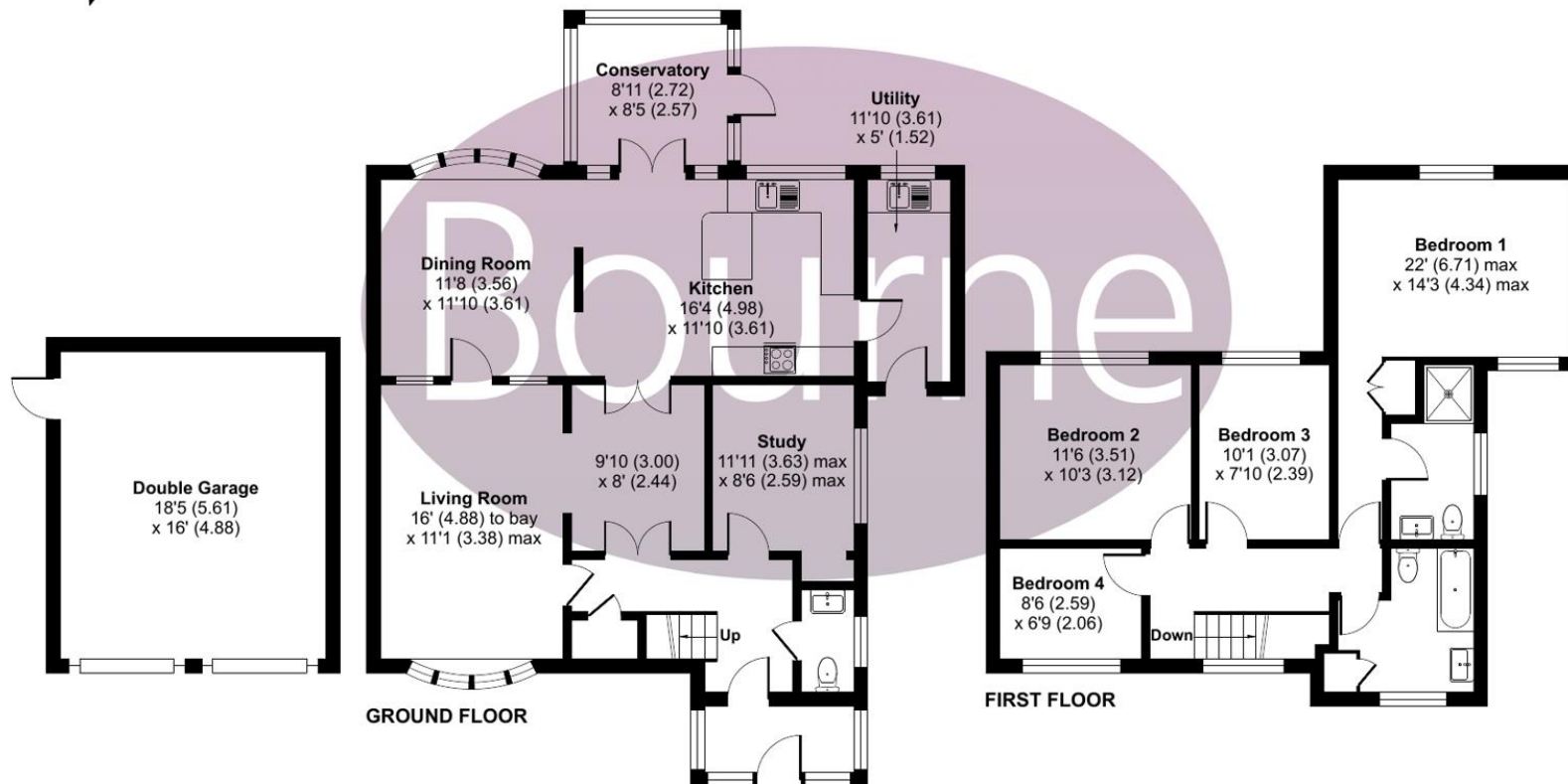
Pullman Lane, Godalming, GU7

Approximate Area = 1724 sq ft / 160.2 sq m

Garage = 296 sq ft / 27.5 sq m

Total = 2020 sq ft / 187.7 sq m

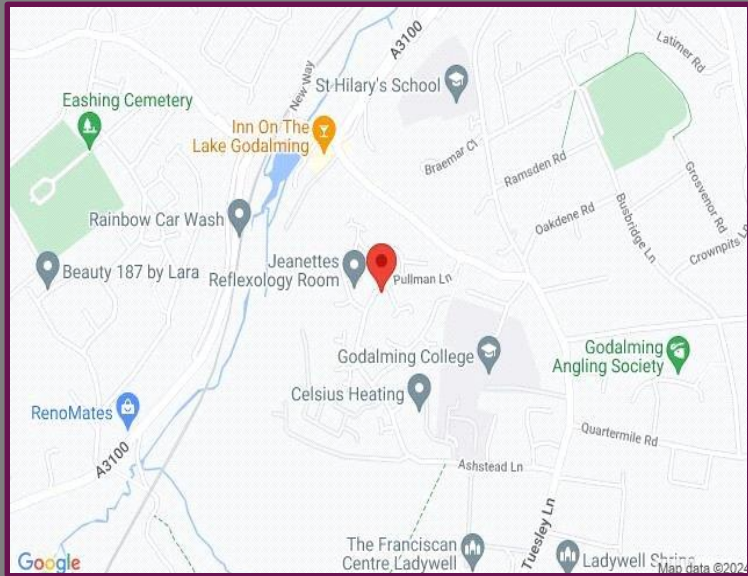
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1093242

Location

The Bargate Wood area is extremely popular given its proximity to very good schools and is just 1 mile from Godalming station with its fast service to London Waterloo, the ancient market town of Godalming has a vast range of local amenities and easy access to road links such as the A3 and M25 for London and the South Coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(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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