

Bourne



1 Quarry Hill, Godalming, Surrey, GU7 2NW

Asking Price £575,000

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Located on Quarry Hill this superb three-bedroom semi-detached property is bright and spacious, and boasts an excellent position on the road that gives it a stunning view.

Entering into the property you will find a large entrance hallway, with ample room for shoes and coats in addition to a handy downstairs W.C. and practical understairs storage.

From the hallway both the kitchen and living room are accessible, with an additional door between the kitchen and the lounge/diner, giving the property a practical flow.

The lounge diner is incredibly spacious and enjoys a fantastic view, with sliding doors that lead to the garden. In the next room, the kitchen offers ample countertop workspace with attractive wooden countertops and several base and eye-level storage solutions, for cooking there is an electric oven and induction hob, a centrally positioned breakfast bar provides an added level of convenience.

Upstairs this home offers two double bedrooms and a smaller single bedroom, the main bedroom is at the rear of the home, enjoys the same enviable view as the living room below, and is the largest of the three bedrooms. A second double bedroom is located at the front of the home, as is the third bedroom which is a single yet works perfectly as a work-from-home space, occasional guest room, or a child's bedroom. The bathroom is also located on the 1st floor and is fitted with a bath with overhead shower, sink and W.C.

Externally the home offers a tiered garden with multiple elevations of lawned and patio space, attractive wood railway sleepers provide several raised flower beds that could be a gardeners paradise!

By way of parking this home offers off-street parking for 2 vehicles in addition to a sizeable garage which has been fitted with an electric door and has the added benefit of a utility space at the rear which could be easily transformed into an office or hobby space.

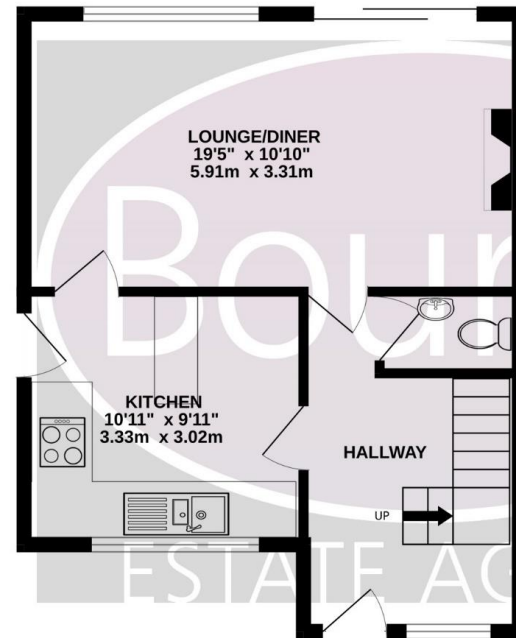
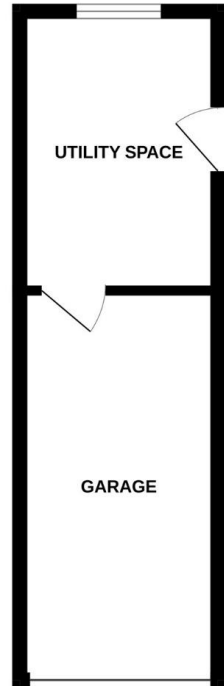
In summary this is an excellent three-bedroom home with much to offer and much to like, get in touch with us today to book your viewing.

- Three Bedrooms
- Semi Detached
- Off Street Parking
- Garage
- Incredible Views
- Circa 15 Minute Walk to Godalming Station
- South-East Facing Garden
- 1 minute walk to nearby shops

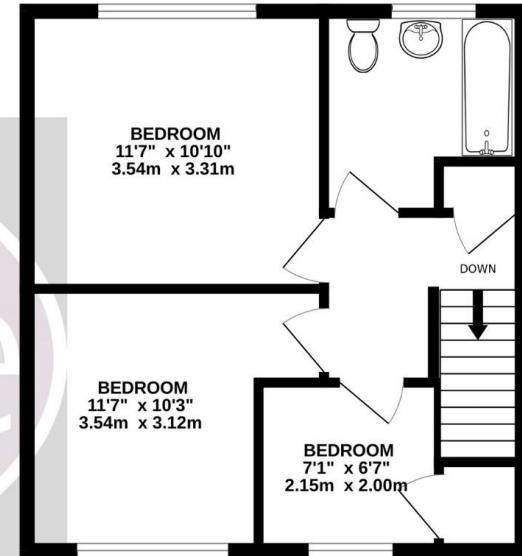


Floorplan

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.

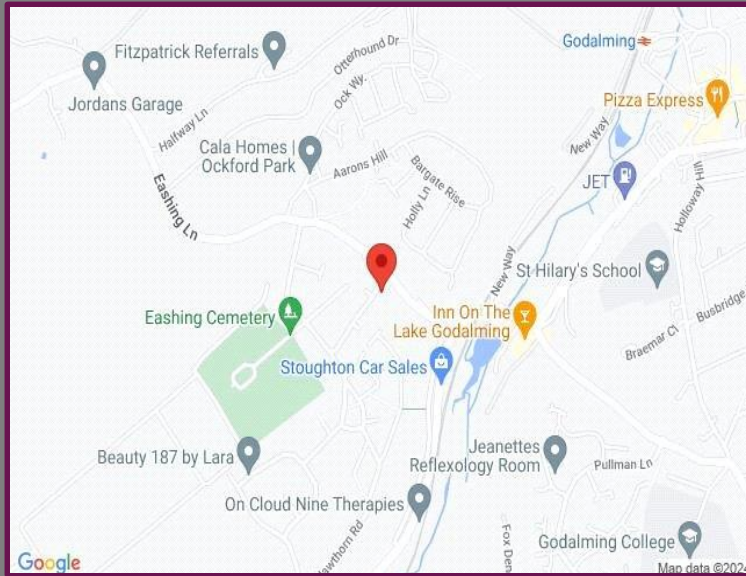


TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

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

Quarry Hill is located on the Southern side of Godalming near the Inn on the Lake and is under a mile's walk of 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

EPC TO FOLLOW

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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