

warren
powell-richards

8 Wolseley Road | £750,000

Godalming | Surrey | GU7 3DX



8 Wolseley Road

Godalming, Surrey, GU7 3DX

£750,000 Freehold

- Godalming mainline train station 1 mile
- Farncombe mainline train station 0.5 mile
- Guildford 4 miles
- A3 2.6 miles
- M25 14.8 miles

A well proportioned family house in sought after residential road

- Sitting room with open fire and bay window
- Dining room with coal effect gas fire
- Refitted kitchen with integrated double oven, five ring gas hob and dishwasher
- Utility room
- Large double glazed conservatory
- Three double bedrooms - all with feature fireplaces
- Large refitted shower room
- South east facing rear garden
- Off road parking

DESCRIPTION

An opportunity to purchase this attractive detached family home that we understand was built in the late 1920's. On entering the house, there is a spacious hall and cloakroom. The sitting room has an open fire and an attractive bay window. The separate dining room has a coal effect gas fire together with a decorative surround. From the dining room are double doors that lead into a large double glazed conservatory which has Parquet flooring, and is a lovely room from which to enjoy the garden. The refitted kitchen includes several integrated appliances, and there is an adjoining utility room. From the large first floor landing there are three double bedrooms, all having feature fireplaces and a separate refitted shower room. There is off road parking at the front, and a well maintained rear garden that has paved terraces and well stocked borders.



LOCATION

The property is very well located for Farncombe Station and the nearby shops, which includes a Co Op and a highly regarded butchers. Godalming Station and town centre are also accessible on foot and include a Waitrose and Sainsbury's. There are also bus services available that link with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Compton, providing road links to London and the south coast together with access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

DIRECTIONS

Proceed away from Godalming Town Centre along Meadow. Take the second turning on the left in to Llanaway Road, and continue to the end of the road. Turn left in to Wolseley Road, and number 8 will be seen along on the left.

COUNCIL TAX

Waverley Borough Council. Council Tax Band F
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

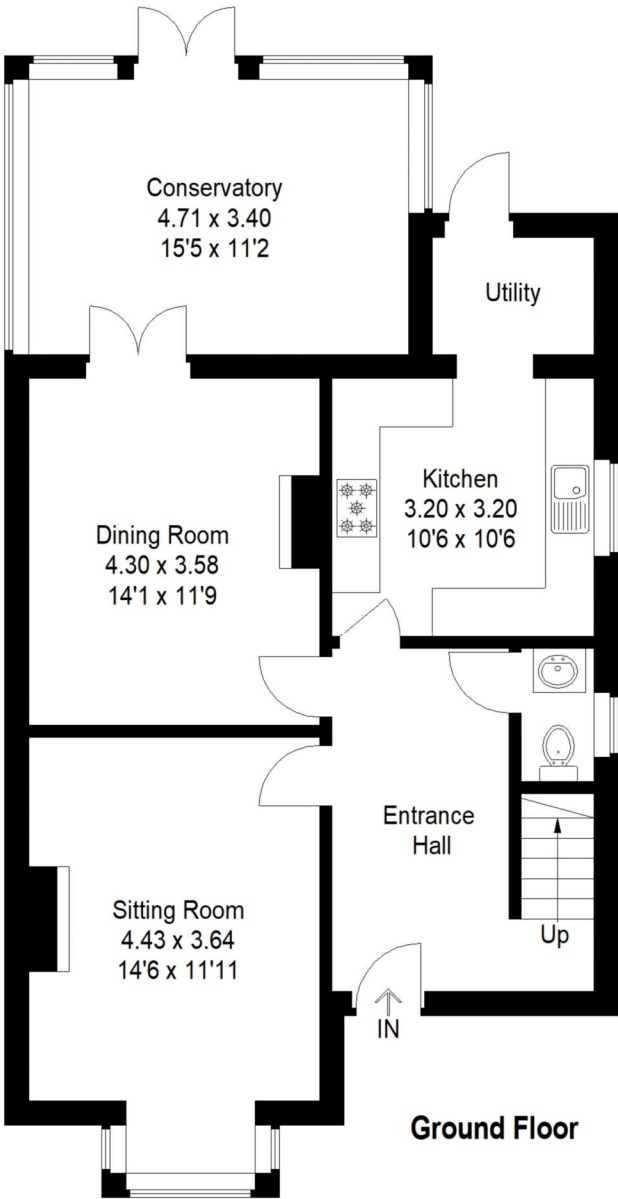
Gas heating and mains services



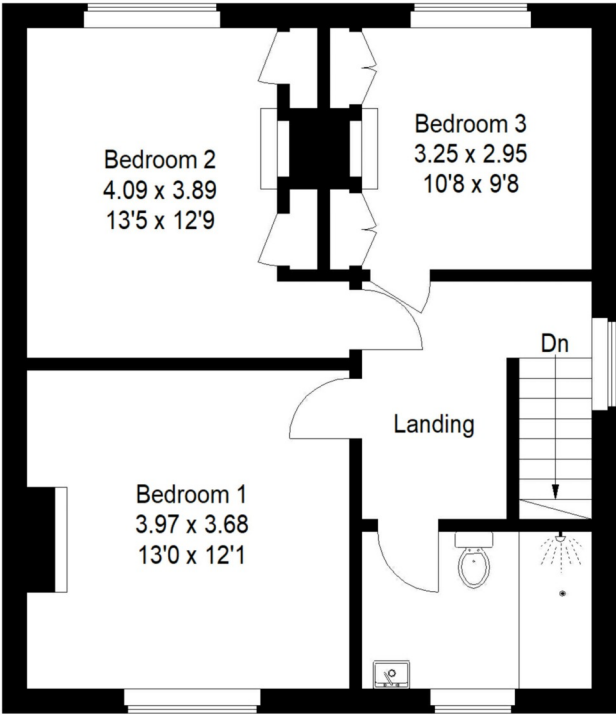
Wolseley Road, Godalming



APPROX. NET
INTERNAL FLOOR AREA
1403 SQFT / 130 SQM

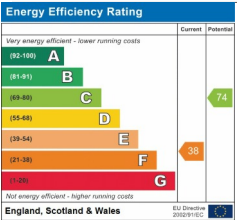


Ground Floor



First Floor

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Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted.
Any figures quoted should not be used as a basis for valuation.



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