



Cornerstone Cottage 30 Nightingale Road

Godalming Surrey GU7 3AG
Guide Price £565,000 Freehold



Short Walk of Main Line Station



Easy Reach of Godalming Town
Centre



Two Parking Spaces



Sitting Room



Dining Room



Family Room/Study



Kitchen & Cloak/Utility Room



Three Bedrooms & two Bathrooms



Gas Heating & Double Glazed
Windows



Private Front & Rear Garden



A delightful three bedroom Victorian character cottage tastefully extended to provide spacious and adaptable accommodation and benefiting from private gardens and two off road parking spaces. The cottage is ideally situated within easy reach of both Godalming and Farncombe centres as well as two main line stations and the A3.









Main Line Station – 0.5 miles (Waterloo approx. 45 mins)

Farncombe Village Centre – 0.3 miles Godalming – 0.5 miles

Doctors – 0.8 miles Dentist – 0.7 miles

A3 – 2.7 miles M25 – 13.7 miles M3 – 14.0 miles

Council Tax Band - E Payable - £2,577

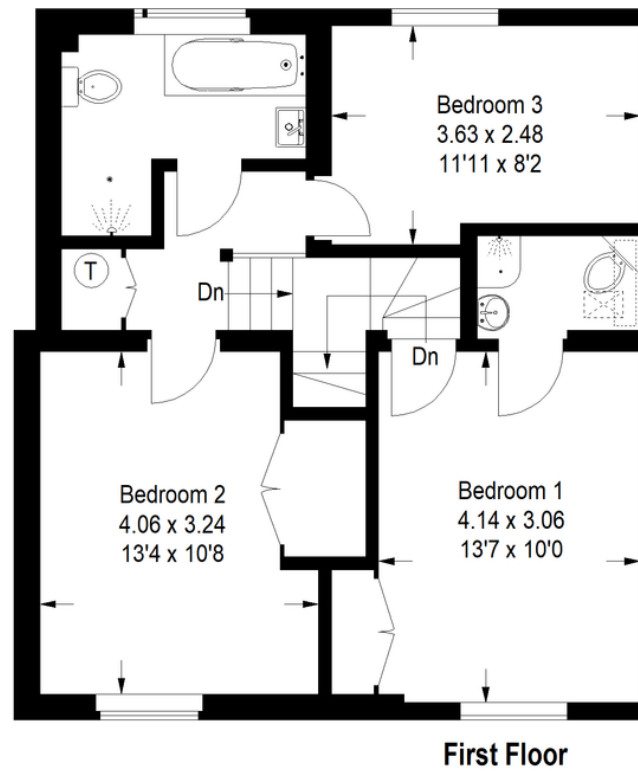
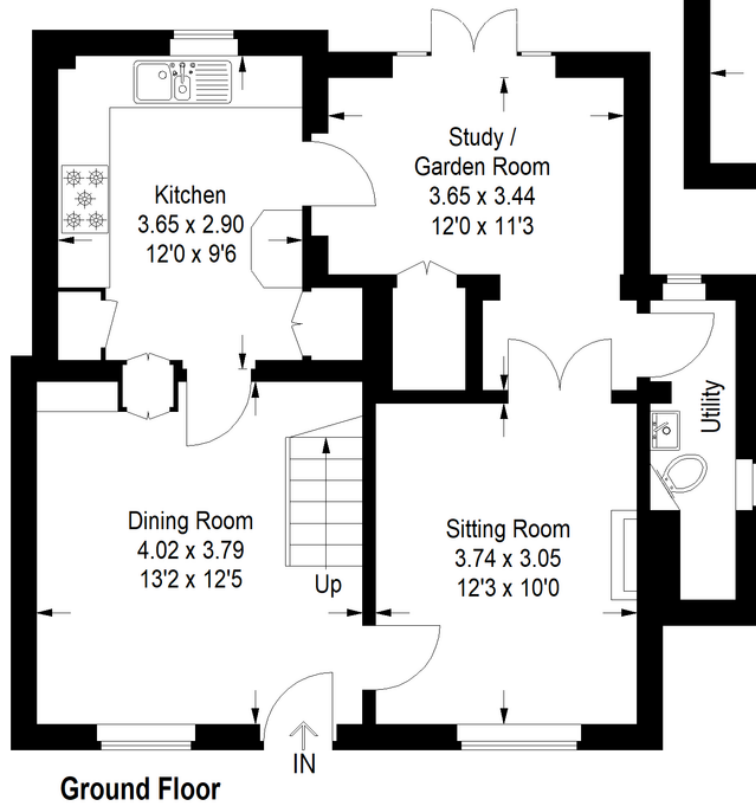
Energy Efficiency Rating D.



Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road. Take the second turning right into Nightingale Road and proceed for approx. 0.2 of a mile and then turn right into Mayen Place where the property will then be seen immediately on your left hand side.

Nightingale Road, Godalming

Approximate Gross Internal Area
 Ground Floor = 57 sq m / 613 sq ft
 First Floor = 53.5 sq m / 576 sq ft
 Total = 110.5 sq m / 1189 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



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