



cliff hanger

## Cliff Hanger Frith Hill Road

Godalming GU7 2EE

Guide Price £900,000 Freehold





Hillside Setting with Fabulous Views

Over Godalming



Adaptable & Spacious

Accommodation



Walking Distance of Godalming

Town Centre and Main Line Station



Sitting Room with Access to Full

Width Balcony



Dining Room & Study



Kitchen



Four Bedrooms & Two Bathrooms



Driveway & Detached garage



Large Sloping Garden



A truly unique and stylish, steel framed and wood clad 1960's two storey four bedroom detached house occupying a magnificent hillside setting enjoying fabulous views over Godalming yet within walking distance of the town centre and main line station.



















Godalming Main Line Station – 0.7 miles (Waterloo approx. 45mins)

Godalming – 0.8 miles

Doctors – 1.3 miles     Dentist – 0.9 miles

A3 – 1.7 miles    M25 – 14.8 miles    M3 – 13.6 miles

Council Tax Band - G Payable - £3,694

Energy Efficiency Rating TBC.

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Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Road and then the second turning right into Nightingale Road. Continue along Nightingale Road and take the second turning on your left hand side into Deanery Road and first right into Frith Hill Road. Cliff Hanger will then be found as the first property on the left hand side.

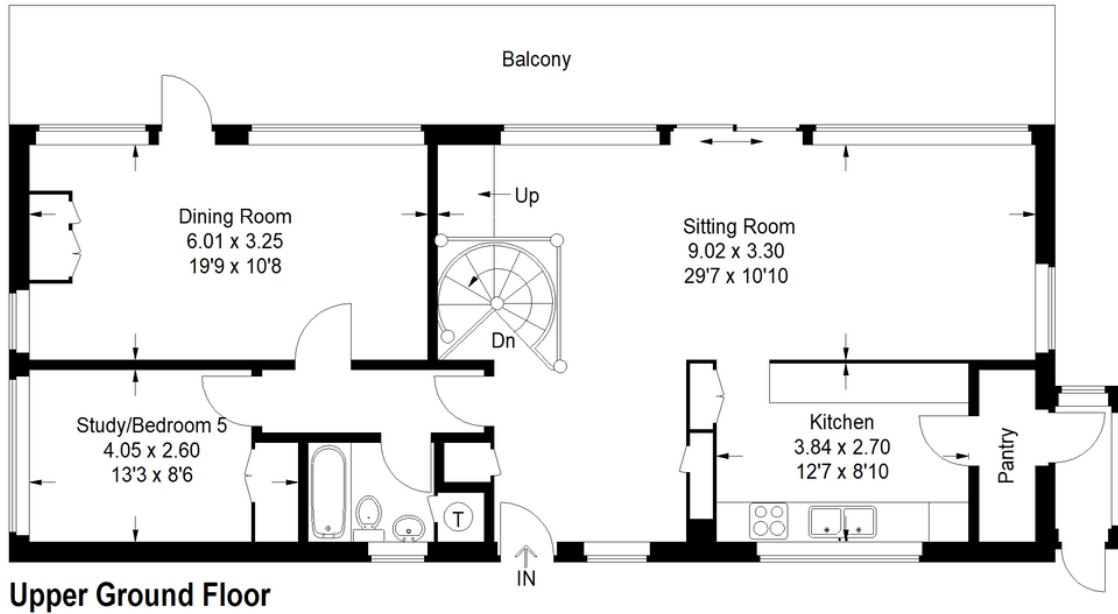
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# Frith Hill Road

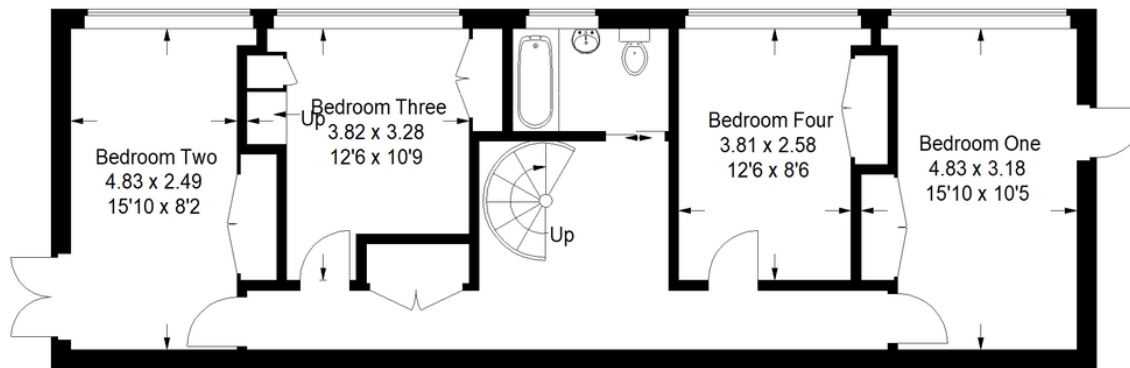
Approximate Gross Internal Area  
 Lower Ground Floor = 93.9 sq m / 1011 sq ft  
 Upper Ground Floor = 73.9 sq m / 795 sq ft  
 Total = 167.8 sq m / 1806 sq ft



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.



Upper Ground Floor



Lower Ground Floor

**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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