



Broomfield, Elstead, Godalming, Surrey, GU8 6HH

Guide Price £500,000

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Bourne are pleased to introduce to the market this semi detached family home which enjoys great space to the ground floor, three spacious bedrooms upstairs and a beautiful garden both front and back

Entering the property the hallway leads to a modern fitted kitchen finished in a light beech finish. The kitchen leads to the lounge/dining room and offers a great spacious environment.

Upstairs you have two very spacious bedrooms that each easily accommodate a double bed and the third bedroom that is a spacious single with a dual aspect windows.

The garden at the rear is of great size and space and has great scope to develop (STPP) more which is also a feature of the property overall.

Location could not be better being just a short walk from the centre of Elstead.

- Semi Detached Home
- Three Bedrooms
- Generous Lounge/Dining Room
- Fitted Kitchen
- Fitted Bathroom
- Double Glazed Windows
- Front & Rear Gardens
- Off Street Parking
- Desirable Central Location
- Viewings Highly Recommended

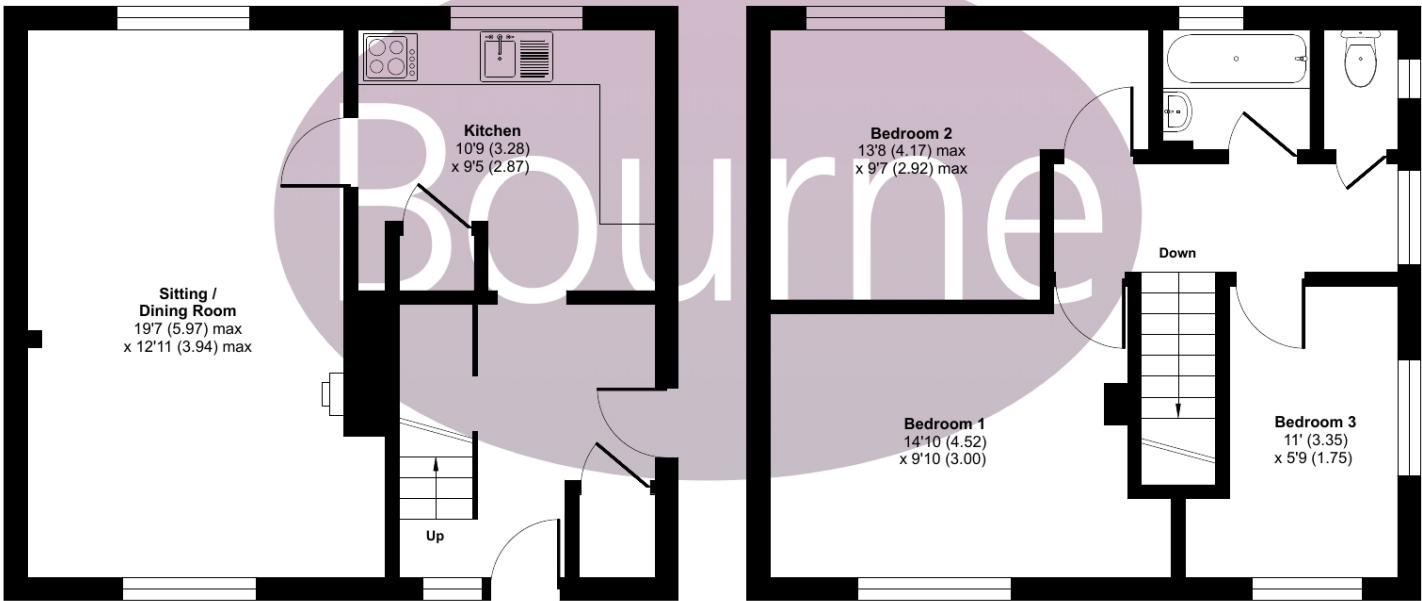


Floor Plan

Broomfield, Elstead, GU8

Approximate Area = 896 sq ft / 83 sq m

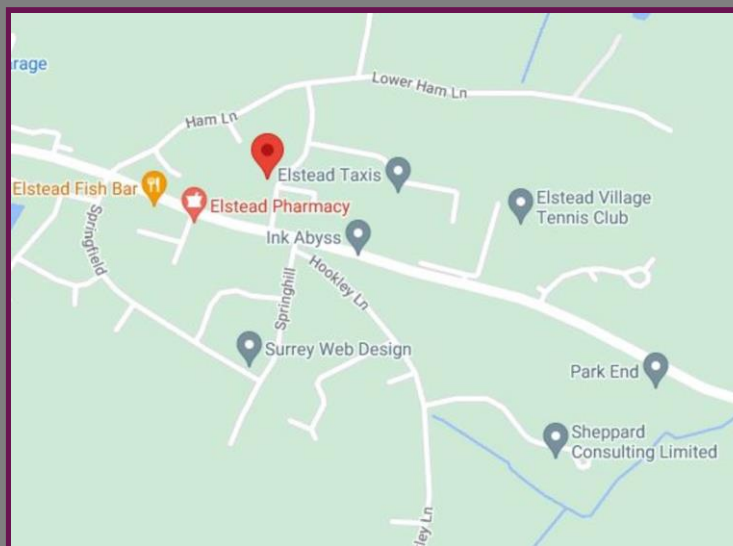
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 854456

Location

Elstead is set amongst miles of open countryside and common land, laced with footpaths and bridleways, ideal for lovely country walks. The property is situated conveniently in the centre of the village, with its village shop, three pubs, doctor's surgery, church and school. There is a real sense of community with the village hall, tennis, football and cricket clubs. Elstead is virtually mid-way between the larger market towns of Godalming and Farnham, with the neighbouring village of Milford providing additional amenities, access onto the A3, and the nearest mainline station, serving Waterloo in 50 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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...

Godalming: 41 High Street, Godalming, Surrey, GU7 1AU

Sales: 01483427699 | **Lettings:** 01483427699 | **Web:** www.Bourneestateagents.com

Email: godalmingales@bourneestateagents.com | **Lettings:** godalminglettings@bourneestateagents.com