



# 27 Eashing Lane

Godalming GU7 2JZ

Price: £420,000 Freehold



Sitting Room With Wood Burner



Dining Room



Kitchen



Two Bedrooms



Spacious 1st Floor Bathroom



Gas Heating



Timber Garden Shed



Terraced Rear Garden



Easy Reach of Town Centre & Main

Line Station



No Onward Chain



A delightful two bedroom Victorian Bargate Stone cottage with many character features and attractive gardens, set in a popular location being within easy reach of the Town Centre with its excellent shops, leisure and recreational facilities as well as the main line station serving Waterloo in approx. 45/50 minutes.









Godalming Main Line Station – 0.6 miles  
(Waterloo approx. 45/50 mins)

Godalming – 0.7 miles

Infant School – 0.8 miles    Junior School – 1.3 miles

Secondary School – 1.8 miles

Doctors – 2.0 miles    Dentist – 1.3 miles

A3 – 1.7 miles    M25 – 16.3 miles    M3 – 15.7 miles

Council Tax Band - C Payable - £1,970

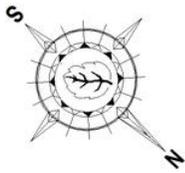
Energy Efficiency Rating TBC

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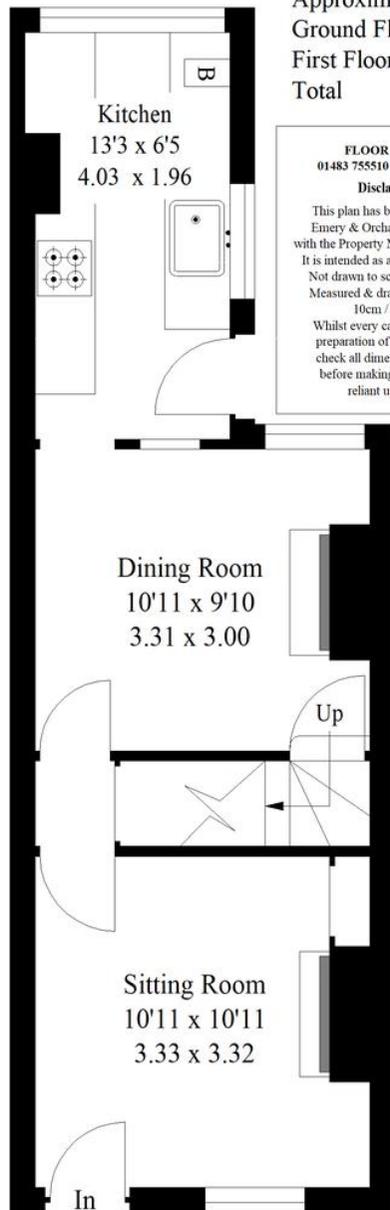
Directions: Leave Godalming in a southerly direction on the A3100 and at the mini roundabout by the Inn on the Lake, take the right hand exit into Portsmouth Road. Continue under the railway bridge and turn first right into Eashing Lane. Number 27 will then be found after a short distance on the left hand side.

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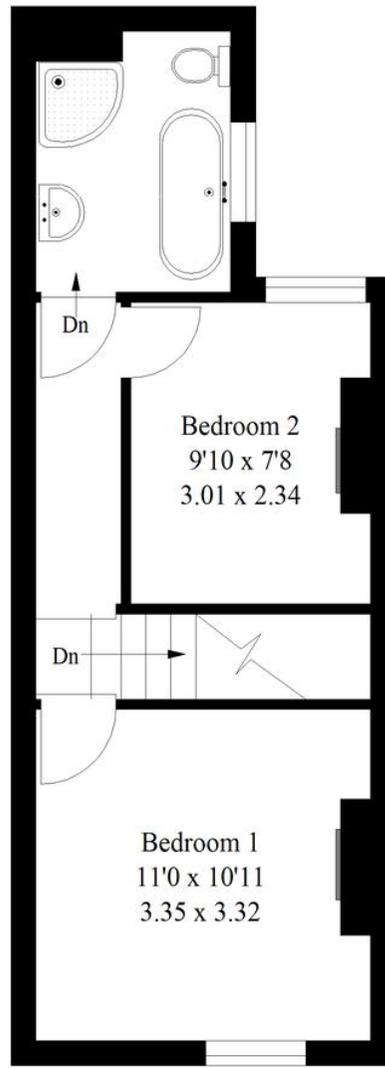


## 27 Eashing Lane, Godalming

Approximate Gross Internal Floor Area :-	
Ground Floor	32.6 sq m / 351 sq ft
First Floor	29.8 sq m / 320 sq ft
Total	62.4 sq m / 671 sq ft



**FLOOR PLANS**  
01483 755510 Ref B0776/SC  
**Disclaimer:**  
This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.



**Ground Floor**

**First 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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