



ESTATE AGENTS



Church View Close, Elstead, Surrey

Guide Price £550,000



# Church View Close, Elstead, Surrey

Bourne is delighted to introduce to the market this beautifully presented three bedroom house in a desirable cul-de-sac location in the lovely village of Elstead.

From the moment you enter the property the feeling is one of spaciousness. The living room is a very generously sized area and can easily accommodate all the furniture you need.

Leading from the living room the kitchen continues the theme of spaciousness and is a wonderful size featuring not just a kitchen island but also plenty of space for a dining table. It is also fully equipped with all the appliances you need and the kitchen cabinets are finished in a light wood finish with granite worktops with a beautiful wood floor. Patio doors from the kitchen lead out to the garden which offers some useful outdoor space and finally on the ground floor a separate utility room and cloakroom which is of great benefit.

Upstairs you have two good sized double bedrooms with the main bedroom being over 17ft in length and width with an amazing array of built in cupboards plus an ensuite that is certainly the icing on the cake! The family bathroom again is of a good size and provides ample facilities for the other two bedrooms. If internal space isn't enough you also have the benefit of a loft with plenty of storage space.

Location is also very desirable being just a short walk to the centre of Elstead Village.

Overall this is a property that delivers a great deal and would suit both families, couples and individuals and viewing is highly recommended whilst it is still available.

Tenure : Freehold

Council Tax Band : E

Maintenance Charge for Parking & Grounds : £638.34 per annum (2022/23)

- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Utility Room
- Family Bathroom
- Separate Downstairs Cloakroom
- Bedroom with Ensuite
- Enclosed Rear Garden
- Allocated Parking Space and Garage
- Viewings Highly Recommended



# Floor Plan

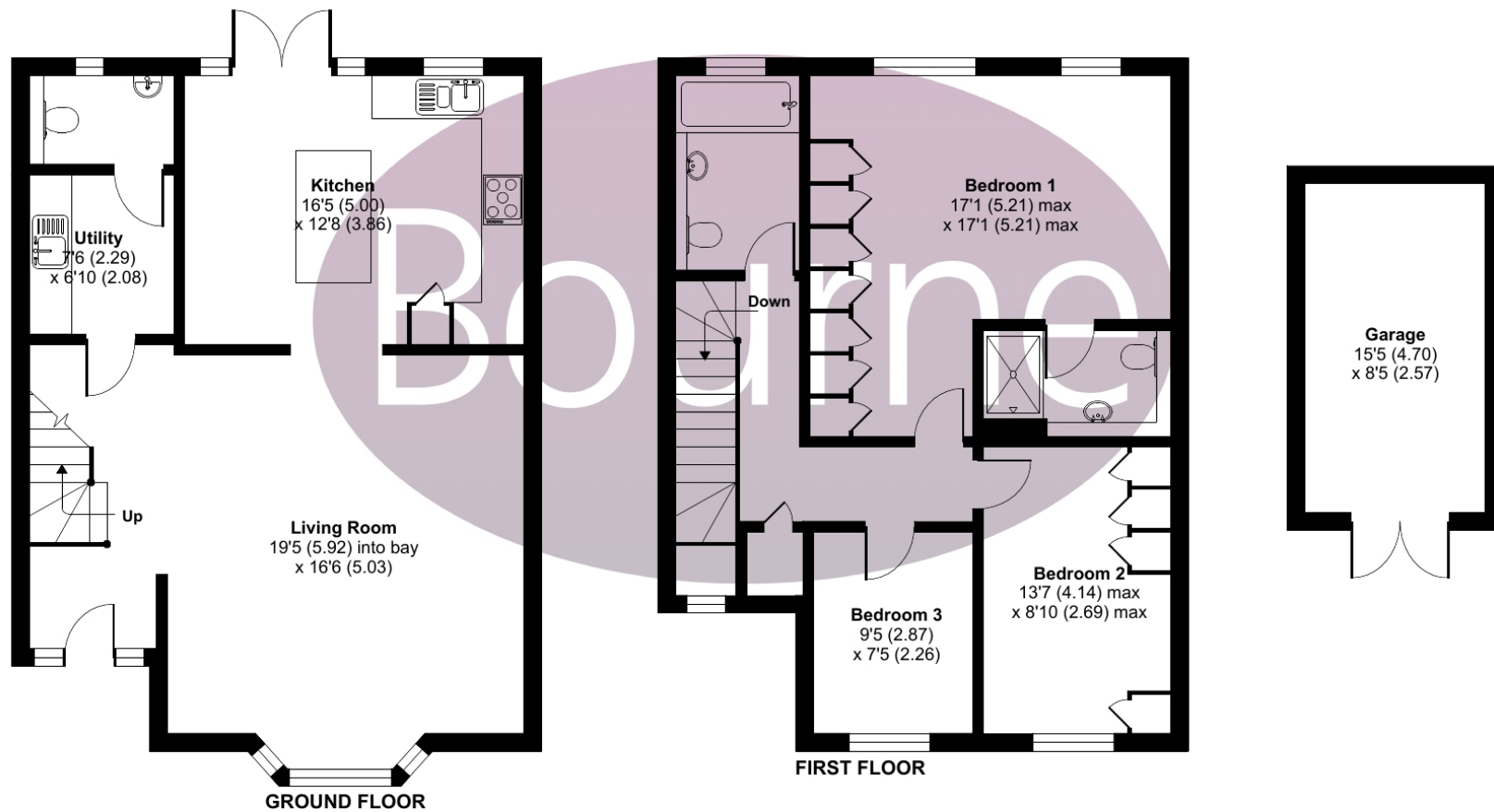
## Church View Close, Elstead, Godalming, GU8

Approximate Area = 1389 sq ft / 129.0 sq m

Garage = 131 sq ft / 12.2 sq m

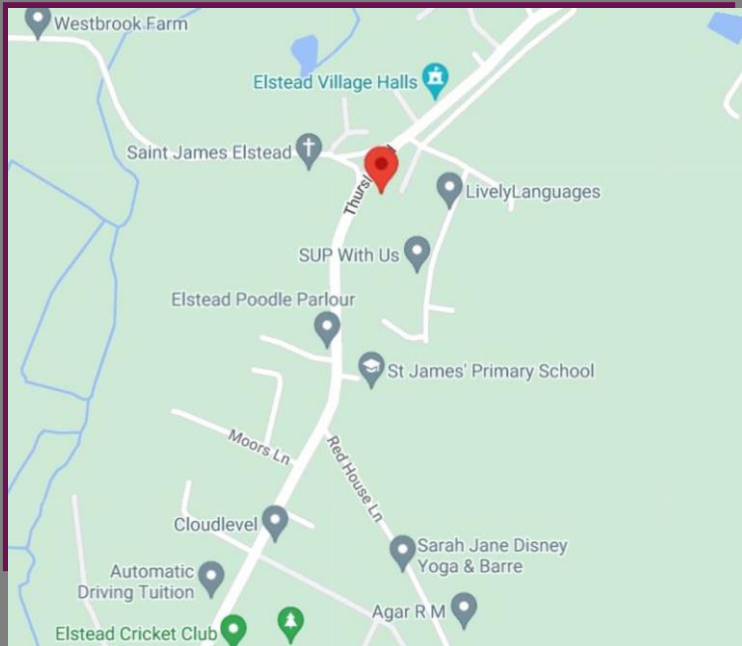
Total = 1520 sq ft / 141.2 sq m

For identification only - Not to scale



# 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		89   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ate 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...

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