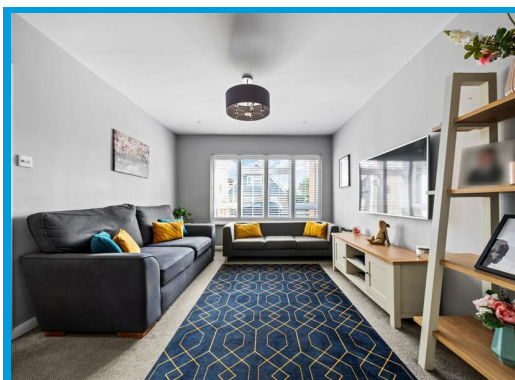
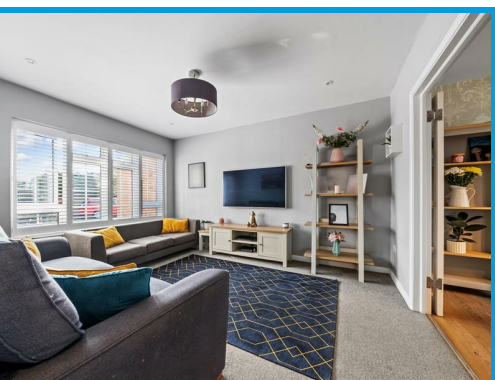




Llanaway Close, Godalming, GU7 3ED

Asking Price £625,000

Located within a quiet residential cul de sac in a highly popular area, this spacious and well presented four/ five bedroom house is within easy access to Guildford & Godalming. mainline train station and local shops.



Description

A beautifully presented four/ five bedroom bedroom house positioned in a popular residential cul de sac.

The ground floor accommodation comprises an entrance hall, bedroom five/ home office, lounge an open plan kitchen/ diner, a cloakroom and a utility room.

On the first floor, the property boasts the master bedroom, a further large bedroom, two further bedrooms and the family bathroom with shower.

Outside, the front of the property has driveway parking for two cars and to the rear is a pretty, easy to maintain garden.

Located within a short distance to the mainline station, highly popular schools and local shops, this lovely family home boasts spacious accommodation in a highly popular location.



Total area: approx. 103.2 sq. metres (1110.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

