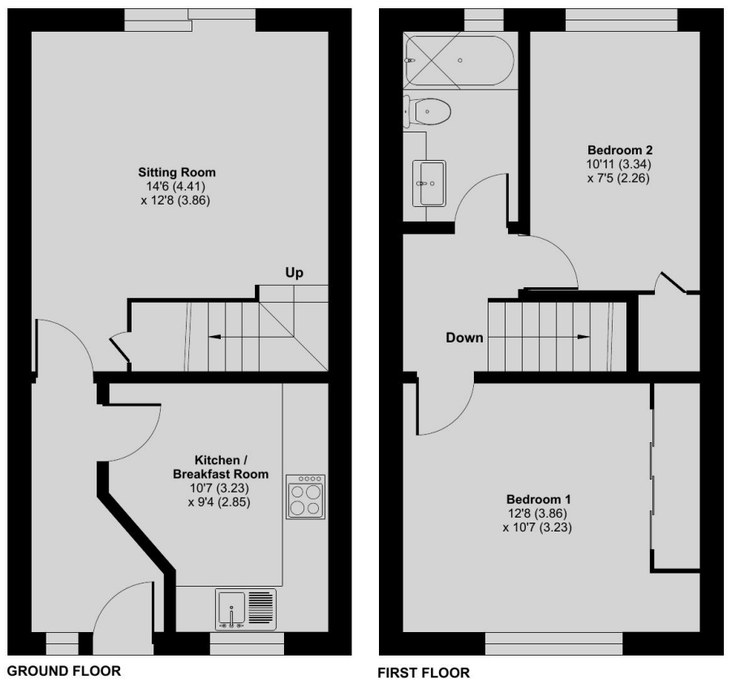
Seymours

Elizabeth Road, Godalming, GU7

Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1497041

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	648	0.17 miles	Band C	Advised £548 PA	N/A

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1600 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



9 Elizabeth Court, Elizabeth Road, GU7 3QZ

£400,000 Freehold

Beautifully presented throughout, this superb two-bedroom home combines stylish, contemporary interiors with a stunning refitted kitchen, a beautifully landscaped south-west facing garden and an enviable position in the heart of Farncombe, just moments from the mainline station and within easy reach of Godalming town centre.





Seymours

Your property partner for life

Enjoying a convenient position on Elizabeth Road, this well presented two-bedroom home has been thoughtfully updated to offer stylish, contemporary living. Extending to approximately 648 sq ft, the accommodation is complemented by a beautifully established rear garden and an excellent location close to Farncombe station and Godalming town centre.

Stepping inside, the welcoming entrance hall leads into the stylishly appointed kitchen/breakfast room, creating an excellent first impression. Beautifully fitted with a range of contemporary Shaker-style cabinetry, complemented by quartz work surfaces, metro tiled splashbacks and brushed steel fittings, the kitchen provides generous preparation space and incorporates an integrated oven and hob, together with space for a freestanding fridge/freezer, washing machine and microwave. There is also ample room for a breakfast bar with stools, creating an ideal spot for informal dining or morning coffee. Warm wood flooring flows seamlessly throughout the ground floor, adding both character and continuity to the accommodation.

Positioned to the rear of the property, the spacious sitting and dining room is flooded with natural light from wide sliding patio doors that open directly onto the rear terrace. Offering generous space for both comfortable seating and a small dining table, this inviting reception room enjoys a seamless connection with the garden, creating an excellent space for both everyday living and entertaining.

The staircase rises from the sitting room to the first-floor landing, where access is provided to both bedrooms and the family bathroom. The principal bedroom is a generous double, featuring a full wall of mirrored fitted wardrobes providing excellent storage while enhancing the feeling of space and light. The second bedroom is a well-proportioned single and offers excellent versatility as a nursery, guest bedroom or home office.

Completing the first floor, the beautifully refitted bathroom has been finished in a contemporary style, incorporating a modern vanity unit, concealed storage, tiled flooring and a bath with shower and glazed screen.



Outside, the south-west facing landscaped rear garden has been thoughtfully designed to create an attractive outdoor space. Immediately adjoining the property, a generous paved terrace provides the ideal setting for outdoor dining and entertaining, with timber retaining sleepers leading to a level lawn bordered by mature shrubs and flowering plants that create a lovely feeling of privacy. A useful side pathway provides gated access to the front of the property.

Positioned in the heart of Farncombe, just a stone's throw from the mainline railway station, the property enjoys exceptional convenience for commuters and day-to-day living. A wide range of local shops, cafés and amenities are all within easy walking distance, while Godalming's historic High Street is just under a mile away. Regular rail services to London Waterloo in around 45 minutes, together with nearby access to the A3 and beautiful Surrey countryside, make this an ideal location for those seeking both connectivity and lifestyle.









