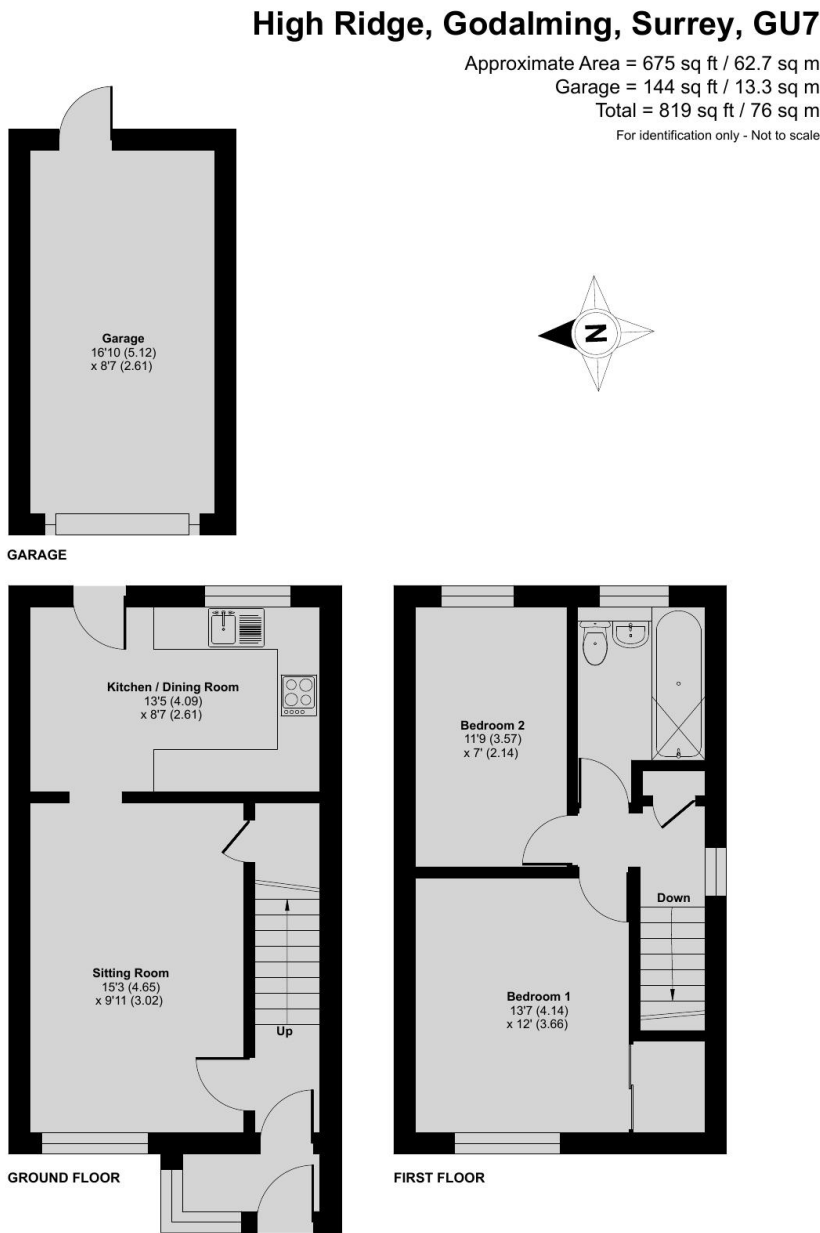




Seymours

Your property partner for life



Situated in a highly regarded position in the ever-popular Busbridge area of Godalming, this attractive two double bedroom home offers well-balanced accommodation, an attractive rear garden that enjoys a feeling of privacy, driveway parking and an attached garage. Beautifully presented throughout, the property is perfectly suited to first-time buyers, downsizers or those seeking a home within easy reach of schools, the town centre and mainline station.

Stepping inside, the entrance hall leads into a generous sitting room, where wood-effect flooring and a large front aspect window create a warm and welcoming living space. Offering ample room for both seating and entertaining, the room also benefits from a useful understairs storage cupboard, while the adjoining kitchen/dining room is positioned to the rear of the property.

Overlooking the garden, the kitchen has been fitted with a range of timeless Shaker-style cabinetry complemented by wood-effect work surfaces and tiled splashbacks. Integrated cooking appliances are accompanied by space for additional white goods, whilst the dining area comfortably accommodates a family dining table. A glazed door opens directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces.

The first floor provides two well-proportioned double bedrooms, both offering ample space for freestanding wardrobes and enjoying excellent natural light. The principal bedroom is particularly spacious and features wood-effect flooring, while the second bedroom enjoys a pleasant outlook across the rear garden and offers excellent versatility as a guest room, nursery or home office.

Completing the accommodation is a well-maintained family bathroom fitted with a white suite incorporating a panelled bath with shower over, pedestal wash hand basin and WC.



Outside, the rear garden has been thoughtfully arranged to create an enjoyable outdoor space. A paved terrace immediately adjoins the house, providing the perfect setting for al fresco dining, before extending onto an established lawn bordered by mature shrubs, flowering plants and evergreen screening. A useful rear door provides direct access into the attached garage, which, together with the private driveway, offers excellent storage and off-road parking.

Busbridge remains one of Godalming's most sought-after residential locations, popular for its schooling and convenient access to the town. Godalming College is just 0.3 miles away, while Godalming's mainline station is less than a mile from the property and provides regular services to London Waterloo. The historic High Street offers an excellent selection of independent shops, cafés, restaurants and supermarkets, whilst nearby countryside walks, the River Wey and the newly refurbished Inn on the Lake provide wonderful opportunities for leisure and recreation. The A3 is also readily accessible for commuters travelling towards London, Guildford or the south coast.

