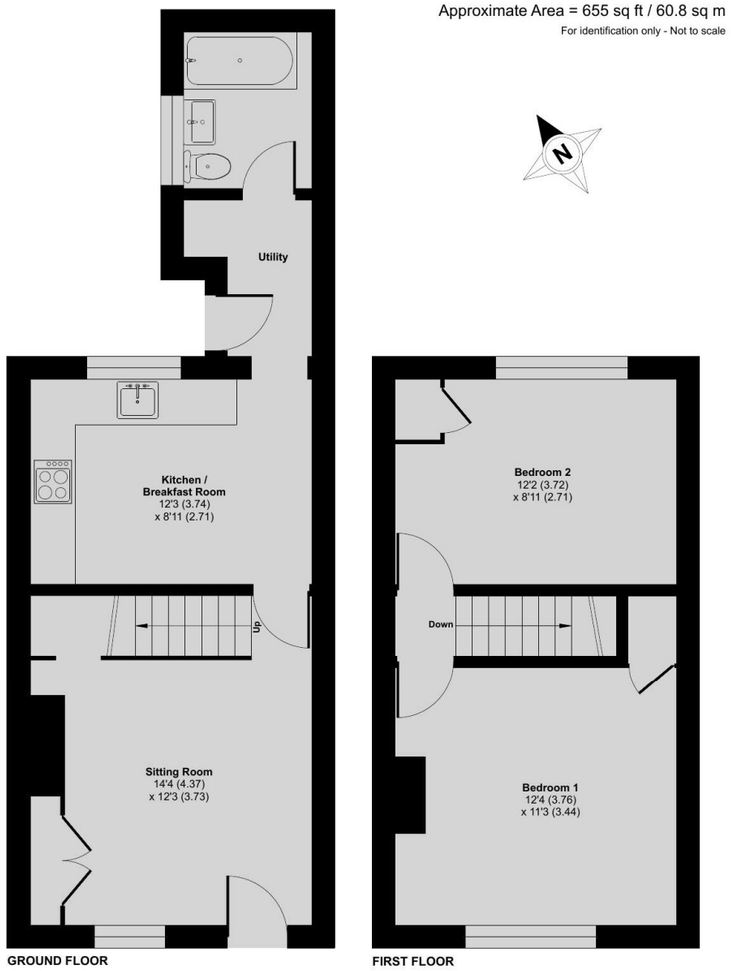
Seymours

Kings Road, Godalming, Surrey, GU7

Approximate Area = 655 sq ft / 60.8 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: 1513773

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	655	0.3 miles	Band C	NA	NA

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 £1650 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.

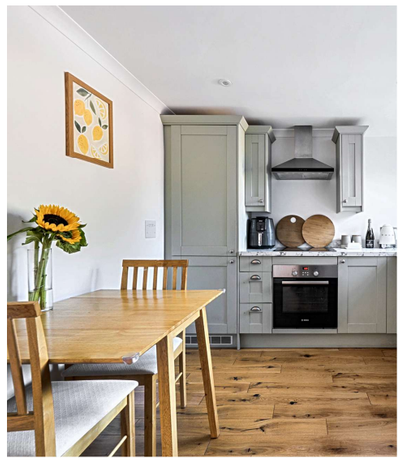


42 Kings Road, Godalming, GU7 3ET

£435,000 Freehold

A beautifully presented and recently renovated two-bedroom period home, blending character with stylish contemporary finishes. Improvements include a new kitchen and bathroom, flooring and carpets. Highlights include a welcoming sitting room with wood-burning stove, smart Shaker-style kitchen/breakfast room, useful utility area and two well-proportioned bedrooms. Outside, there is off-street parking and a long rear garden with established planting and several seating areas, all within easy reach of Farncombe and Godalming.





Seymours

Your property partner for life

This attractive two-bedroom period home combines character with a smart, contemporary interior. Tastefully presented throughout, the property has a warm and welcoming feel, with wood flooring, stripped timber doors and a wood-burning stove adding character, while outside there is the considerable advantage of off-street parking and a particularly long rear garden.

The front door opens directly into the sitting room, a welcoming reception space where attractive wood flooring adds warmth and character. A wood-burning stove set within a simple recessed fireplace creates a natural focal point, complemented by useful built-in shelving. From here, the staircase rises to the first floor.

The accommodation flows through into the kitchen/breakfast room, with plenty of space for a dining table and chairs. The kitchen is fitted with an attractive range of soft sage-green Shaker-style cabinetry, complemented by marble-effect worktops and an integrated oven with extractor above. Wood flooring continues through from the sitting room, creating an attractive sense of continuity, while a broad window overlooks the rear garden.

Beyond the kitchen is a useful utility area, providing valuable additional everyday space as well as access out to the rear garden. The ground-floor bathroom is positioned beyond and has been stylishly updated with a panelled bath and shower above, a striking black-framed glazed screen, WC and vanity unit. White wall tiling with contrasting dark grout gives the room a crisp contemporary finish.

Upstairs, the first-floor landing leads to two excellent bedrooms. Bedroom one is a generous double measuring approximately 12'4 x 11'3, with ample room for a substantial bed and additional freestanding furniture, along with useful built-in storage. A stripped timber door adds further character.

Bedroom two is also particularly well-proportioned and currently arranged as a nursery. Its generous proportions make it equally well suited as a comfortable double bedroom, children’s room or a combination of bedroom and study space, with ample room for freestanding furniture.

Outside, the property benefits from off-street parking to the front, a particularly useful feature for a home of this style and in this location.



The rear garden is a real highlight, extending a considerable distance from the house and offering several distinct areas in which to relax and entertain. Immediately adjoining the property is a paved seating terrace, providing an ideal spot for outdoor furniture, with steps leading down into the main garden.

Beyond, the garden continues predominantly to lawn, bordered by established hedging and planting and incorporating a mature tree. Towards the far end is a further gravelled seating area, creating another pleasant spot to sit and enjoy the garden, together with useful storage. Its generous length provides plenty of outside space while also offering scope for a new owner to further landscape and personalise the garden.

Kings Road is conveniently positioned for both Farncombe and Godalming, with Farncombe offering a good selection of everyday shops and amenities together with its mainline station, just 0.3 miles away, providing direct services to London Waterloo. Godalming town centre is also within easy reach, with its wider choice of shops, cafés, restaurants and leisure facilities. The property is well placed for local schools including Farncombe Infant School, Godalming Junior School and Broadwater School, as well as the surrounding countryside and riverside walks.







