
7 Church View Close
Elstead Surrey GU8 6BF
Guide Price: £437,500 Freehold
Emery&
Orchard
ESTATE AGENTS



- No Onward Chain
- Level Walk Of Village Centre
- Cloakroom/Utility
- Fabulous Sitting Room
- Kitchen/Dining Room with Appliances
- Two Large Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Attractive Easily Maintained Gardens
- Private Parking Space & Store



A fabulous and well proportioned house providing bright, spacious and well planned accommodation that includes a delightful sitting room, fitted kitchen/dining room with appliances, useful cloakroom/utility together with two large double bedrooms and good size bathroom. The property also benefits from attractive easily maintained gardens, private parking space and useful store. The house forms part of a select development of just 14 individual homes set in a delightful private cul de sac occupying an extremely convenient location being only a few minutes from the village centre with its excellent local shops, public houses, recreational facilities, St James' Primary School, bus route and close to much beautiful open countryside.

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Main Line Station – 4 miles (Waterloo approx. 55 mins)

Village Centre – 0.3 miles Godalming – 5 miles

Primary School – 0.2 miles Secondary School – 3.9 miles

Doctors – 0.4 miles Dentist – 0.3 miles

A3 – 2.5 miles M25 – 16.5 miles M3 – 12 miles

Council Tax Band – D Payable – £2587.31p

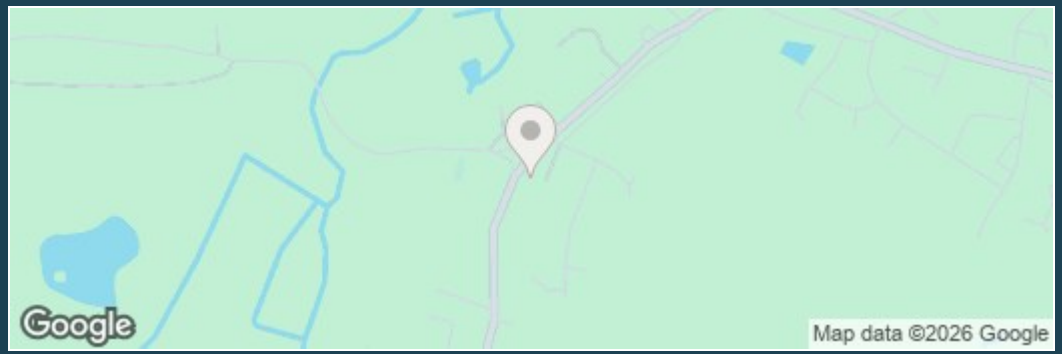
EPC Rating – C Service Charge £658.71p PA

Note: The Parking Space & Store Are On A 999 year Lease From 2011





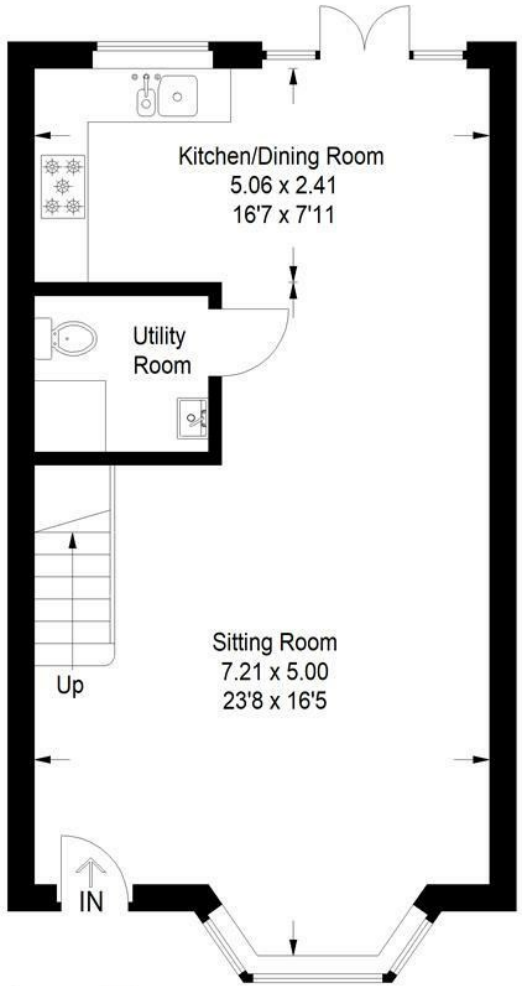
Directions: Proceed out of Godalming in a southerly direction towards Milford on the A3100 going straight ahead at the mini roundabout (2nd exit) passing through the village and at the traffic lights turn right following the signs for the A3 and Elstead. At the next roundabout take the second exit passing over the A3 and then first left onto the B3100 signposted towards Elstead. Continue along this road for approximately two miles and on entering the village turn left by the village green into Thursley Road. Continue for just over ¼ of a mile and Church View Close will be found on your left hand side



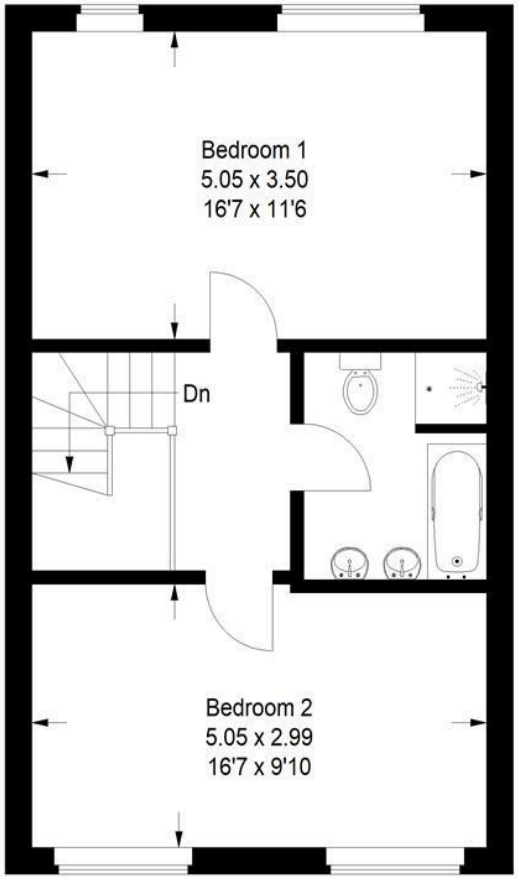
Church View Close

Approximate Gross Internal Area
Ground Floor = 48.1 sq m / 517.7 sq ft
First Floor = 47.0 sq m / 505.9 sq ft
Total = 95.1 sq m / 1023.7 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor

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The Property Ombudsman
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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.