

Floor plans

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



17 High Street
Godalming
Surrey
GU7 1AZ
01483418777
sales@masellacoupe.co.uk
masellacoupe.co.uk



The Rays
Gasden Lane, Godalming, GU8 5QB
£775,000



Key features

- Detached Bungalow
- Large plot of approximately half and acre
- Potential to extend STPP
- 4 Bedrooms
- Requiring modernisation
- Detached Garage

Description

A substantial detached bungalow occupying an approximate half-acre plot in a sought-after position. Requiring comprehensive modernisation, the property offers four bedrooms, a private south-facing garden and excellent scope to create a substantial family home, with potential to extend STPP.

The accommodation extends to 1500 sq ft and currently comprises of a kitchen/dining room, living room, four bedrooms and a family bathroom.

To the rear is a large, south-facing garden, predominantly laid to lawn and fully enclosed, offering an excellent degree of privacy. The extensive plot also provides scope for landscaping and further enhancement.

The property also benefits from a driveway providing off-street parking and a detached garage.

With its half-acre plot, south-facing private garden, detached position and scope for improvement and extension, The Rays represents a rare opportunity to create a substantial home in a sought-after location.

