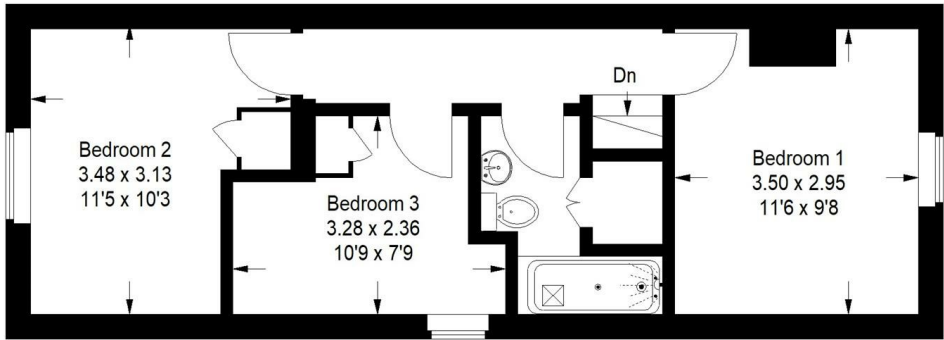


Yew Tree Road

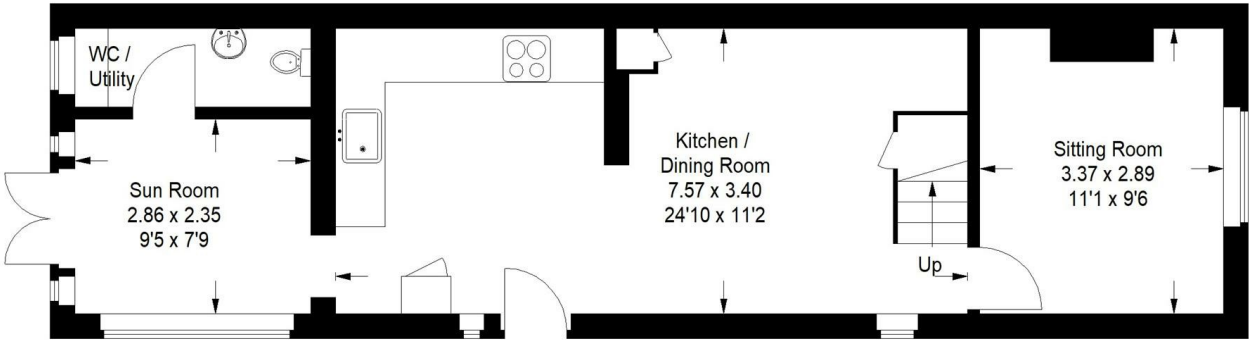
Approximate Gross Internal Area = 82.6 sq m / 890 sq ft



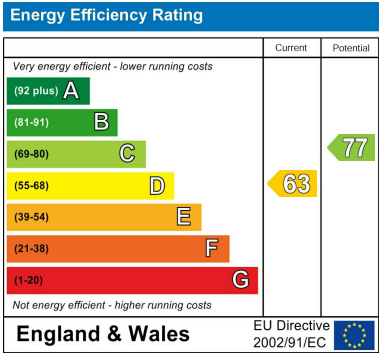
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used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



First Floor



Ground Floor



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Yew Tree Road, Godalming, GU8 5RH

Offers in excess of £475,000



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



Key features

- 3 Bedrooms
- Off Street Parking for 3 cars
- Open plan kitchen/dining room
- Large rear garden
- Conservatory and downstairs toilet

Description

This charming 3-bedroom semi-detached property is situated in a quiet residential road and offered with vacant possession. The property benefits from off-street parking, a large rear garden and a spacious open-plan kitchen/dining room, making it an ideal family home.

Sitting Room 11'1 x 9'6

A bright and welcoming reception room featuring a double glazed window overlooking the front aspect, a feature fireplace and television point, creating an ideal space for relaxation.

Kitchen / Dining Room 24'10 x 11'2

A superb open-plan kitchen and dining space, perfectly designed for modern family living and entertaining. The shaker-style kitchen is fitted with a range of eye and base level cupboards and incorporates a Bosch oven and hob, integrated fridge/freezer and ample worktop space. The generous layout provides plenty of room for a dining table, making it a fantastic social hub of the home and an ideal space for entertaining family and friends.

Sun Room 9'5 x 7'9

Open plan to the kitchen/dining room, the conservatory provides additional living space and enjoys direct access to the garden through double doors opening onto the patio, creating a seamless connection between the indoor and outdoor spaces. A door leads to the cloakroom, which is fitted with a low-level WC.

Bedroom 1 11'6 x 9'8

A spacious double bedroom positioned at the front of the property, enjoying an attractive outlook and featuring a charming cast iron open fireplace.

Bedroom 2 11'5 x 10'3

Another generous double bedroom overlooking the rear garden and benefiting from a useful storage cupboard.

Bedroom 3 10'9 x 7'9

A well-proportioned bedroom with a side aspect window and further built-in storage.

Bathroom

The bathroom is a bright and compact room featuring a bath with shower attachment, a toilet, and a washbasin. It benefits from a skylight allowing natural light.

Front

The property is approached via a shingle driveway providing off-road parking for up to three vehicles. Side gate access leads through to the rear garden.

Rear Garden

A particular feature of the property is the substantial rear garden, extending to approximately 120 feet in length. Fully enclosed by panel fencing, the garden enjoys a full-width paved patio ideal for outdoor entertaining, a generous lawn and well-stocked flower and shrub borders. There is also a large timber shed with power and lighting, providing excellent storage or workshop potential.

