

HOOKLEY LANE





HOOKLEY LANE GODALMING, SURREY, GU8 6JD

A spacious three bedroom home, set towards the end of a no-through road in a peaceful location yet within walking distance of the village amenities.

Available: 5th February 2024

£1,650 PCM (Per Calendar Month)

Bungalow - Detached, 3 Bedroom, 2 Bathroom, 2 Reception, Unfurnished

Key Features

- Fabulous rear garden
- Lovely peaceful location
- Within walking distance of the village centre
- Spacious and light reception room
- 3 Bedrooms
- Single garage
- Off road parking



THE PROPERTY

A detached single storey home offering spacious and light accommodation set back from this popular residential no-through road, yet within walking distance of the village. The village lies approximately 2 miles from the A3 at Milford.



In brief detail the accommodation comprises:

Entrance hall, with hanging for coats. Cloakroom. Main bedroom with double fitted wardrobes, en-suite bathroom with separate walk in shower cubicle, twin wash basin with vanity unit, separate bath. Bedroom 2 (double). Bedroom 3 (single) with built in cupboards. Family bathroom, comprising bath with shower over, w.c and hand wash basin. Kitchen, fitted with electric oven, gas hob, washing machine and dishwasher. Door to outside. Spacious sitting room/dining room, with sliding patio doors to the conservatory.

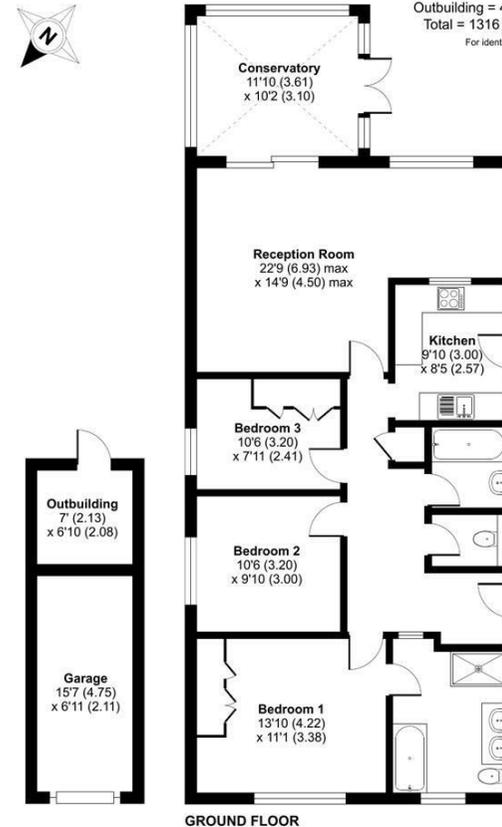
Outside, single garage, garden shed (cannot confirm dry storage for either), good size rear garden which will be maintained at the landlords expense during the tenancy.

Mains gas central heating.
Mains drainage.
Council Tax Band E
EPC - D



Hookley Lane, Godalming, GU8

Approximate Area = 1158 sq ft / 107.6 sq m
Garage = 110 sq ft / 10.2 sq m
Outbuilding = 48 sq ft / 4.5 sq m
Total = 1316 sq ft / 122.3 sq m
For identification only - Not to scale



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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