

# HALL CLOSE



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GODALMING, GU7 3PW

Available: 8th October 2026

£2,250 PCM (Per Calendar Month)

House - Semi-Detached, 3 Bedroom  
3 Bathroom, 2 Reception  
Unfurnished

## Summary

A lovely 3 bedroom 3 storey semi detached house on a quiet cul-de-sac within easy walking distance of Farncombe station, local amenities and easy reach of Godalming town centre

## Key Features

- Three Bedrooms
- Three Bathrooms
- Off-street Parking
- Open Plan Reception Room
- Air conditioning
- Garden





## THE PROPERTY

A spacious and well-presented three-bedroom property offering versatile accommodation arranged over three floors.

The ground floor features a flexible room that can be used as a third bedroom, home office or additional reception space and a separate modern shower room.

On the first floor, there is an impressive open-plan kitchen and dining area, flowing seamlessly into the reception space. The contemporary kitchen is well equipped with quality NEFF appliances.

The second floor comprises two well-proportioned double bedrooms, one of which benefits from a modern en-suite shower room with high specification shower and built in storage. Both bedrooms are equipped with air conditioning, while a contemporary family bathroom completes the accommodation on this floor. The property also benefits from a state-of-the-art fire suppressant system.

### Outside

There is a good-sized, level rear garden, along with a garage and off-street parking for several vehicles.



## Location

Ideally positioned within walking distance of Farncombe railway station, the property is particularly well suited to commuters, with direct services to London Waterloo. The property is also conveniently located within walking distance of a selection of well-regarded infant, primary and secondary schools, making it an excellent choice for families.

A range of local amenities can be found close by, while Godalming town centre is within easy reach and offers an excellent selection of shops, cafés, supermarkets and restaurants.

## Utilities

Mains gas, electric, water and waste.

## Council Tax

Waverley - Band D - 2,643.33 per annum 2026/2027 charges

## EPC

Band C

## Holding Deposit

£519.00 (One weeks rent)

## Security Deposit

£2596.00 (Five weeks rent)

For information on broadband availability and mobile phone coverage, please visit the Ofcom website:

[ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker](https://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker)



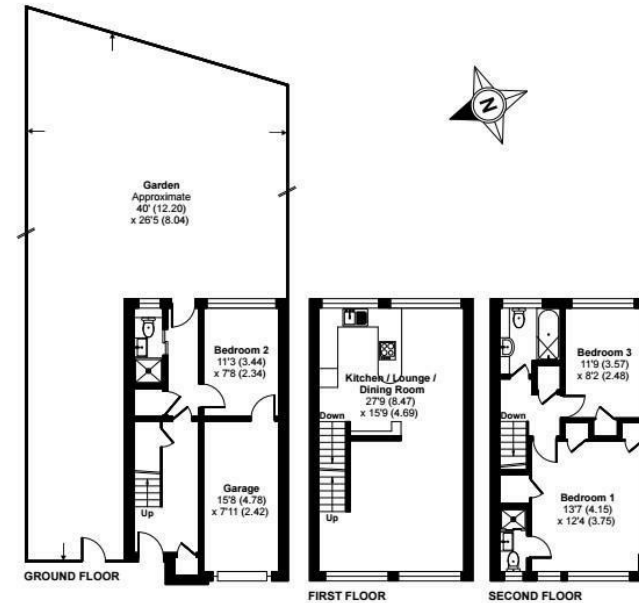
## Hall Close, Godalming, GU7

Approximate Area = 1100 sq ft / 102.1 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1223 sq ft / 113.5 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). © iStock 2026. Produced for Grantleys. REF: 1520462

## Godalming Lettings

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