



THE GREEN | ELSTEAD


**Platinum
Homes**
BY BRIDGES



The Property

Occupying an overall plot in excess of a third of an acre, this detached family home boasts over 2,100 square feet of accommodation and is offered with no onward chain complications.

Delightfully positioned overlooking Elstead Green and within walking distance of local shops and pubs, the property is a fine representation of village life and lends itself to extensions/alterations (STPP).

Accommodation comprises three separate reception rooms, a sunroom, kitchen with a breakfast area, utility room and a cloakroom. To the first floor there are four double bedrooms, with en suite facilities to bedroom one, and a further shower room.

Godalming railway station sits roughly three-point-five miles from the property, with numerous local schools and amenities also within two to three miles.

Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the rear, offering a high degree of privacy on a 0.42-acre plot.

To the front is driveway parking for several vehicles, leading to the double garage.



Features

- Four Double Bedrooms
- Three Reception Rooms
- Two Shower Rooms
- 0.42 Acre Plot
- Double Garage
- High Degree of Privacy
- No Onward Chain
- EPC: D (66)
- Council Tax Band: G

Contact

Philip Gascoyne

pgascoyne@platinumbybridges.co.uk

01252 975501

**Platinum
Homes**
BY BRIDGES



The Green, Elstead, Godalming, GU8

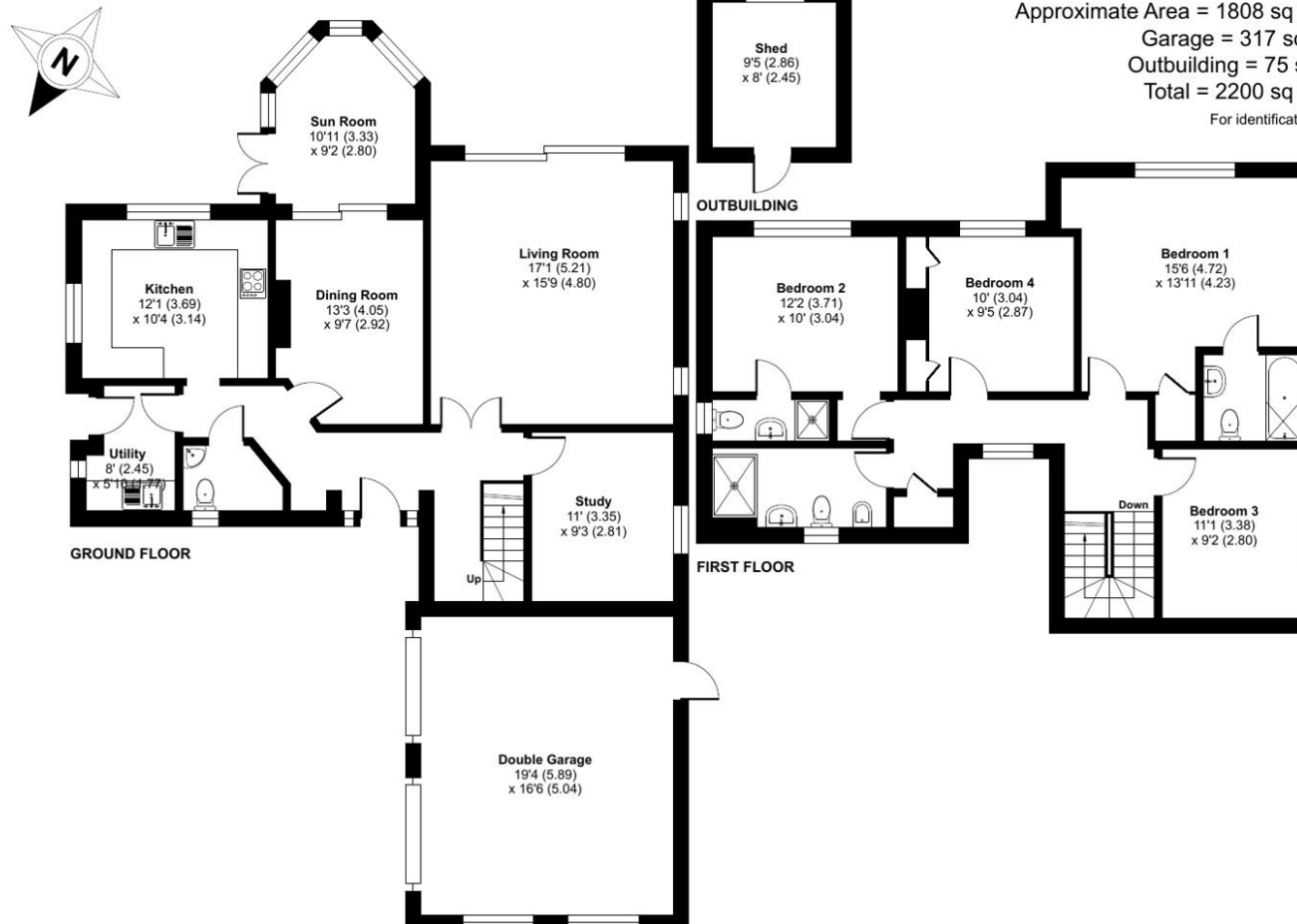
Approximate Area = 1808 sq ft / 167.9 sq m

Garage = 317 sq ft / 29.4 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 2200 sq ft / 204.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

**Platinum
Homes**
BY BRIDGES

Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.

