21 Station Road

Farncombe Surrey GU7 3NG

Asking Price: £450,000 Freehold

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- Short Walk to Village Centre and Main Line Station
- Easy Reach of Godalming Town centre
- Fully Refurbished to a High Standard
- Off Road Parking for Two Cars
- Sitting Room
- Kitchen & Ground Floor Bathroom
- Conservatory/Dining Room
- Two Bedrooms & Upstairs Toilet
- Gas Heating & Double Glazed Windows
- Generous Rear Garden with Large Garden Shed

A tastefully refurbished two-bedroom terraced house with a generous private garden and the rare benefit of off-road parking. Internally, the property has been refurbished to a high standard offering bright, and well appointed accommodation throughout ideal for professional couples, first-time buyers, or downsizers. Superbly situated, the house is just a short, level stroll from the heart of Farncombe village and its mainline station, which provides frequent and direct links to London Waterloo. For a wider selection of boutique shops, restaurants, and leisure facilities, the historic market town of Godalming is only a short drive away.

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BEACHES
RAT RACE
I will love
you 'til
the cows
come home

BEACHES
RAT RACE

ATTENTION
YOU ARE WONDERFUL AND DESERVE EVEN HAPPINESS.
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FALSE CERTAINTIES

Main Line Station – 150 Yards (Waterloo approx. 45 mins)

Village Centre – 0.2 mile Godalming – 0.9 mile

Infant School – 0.1 mile Junior School - 0.7 Mile

Secondary School – 0.5 mile - Doctors – 0.6 mile Dentist – 1.0 mile

A3 – miles 2.7 miles M25 – 14.6 miles M3 – 14.2 miles

Energy Efficiency Rating - D

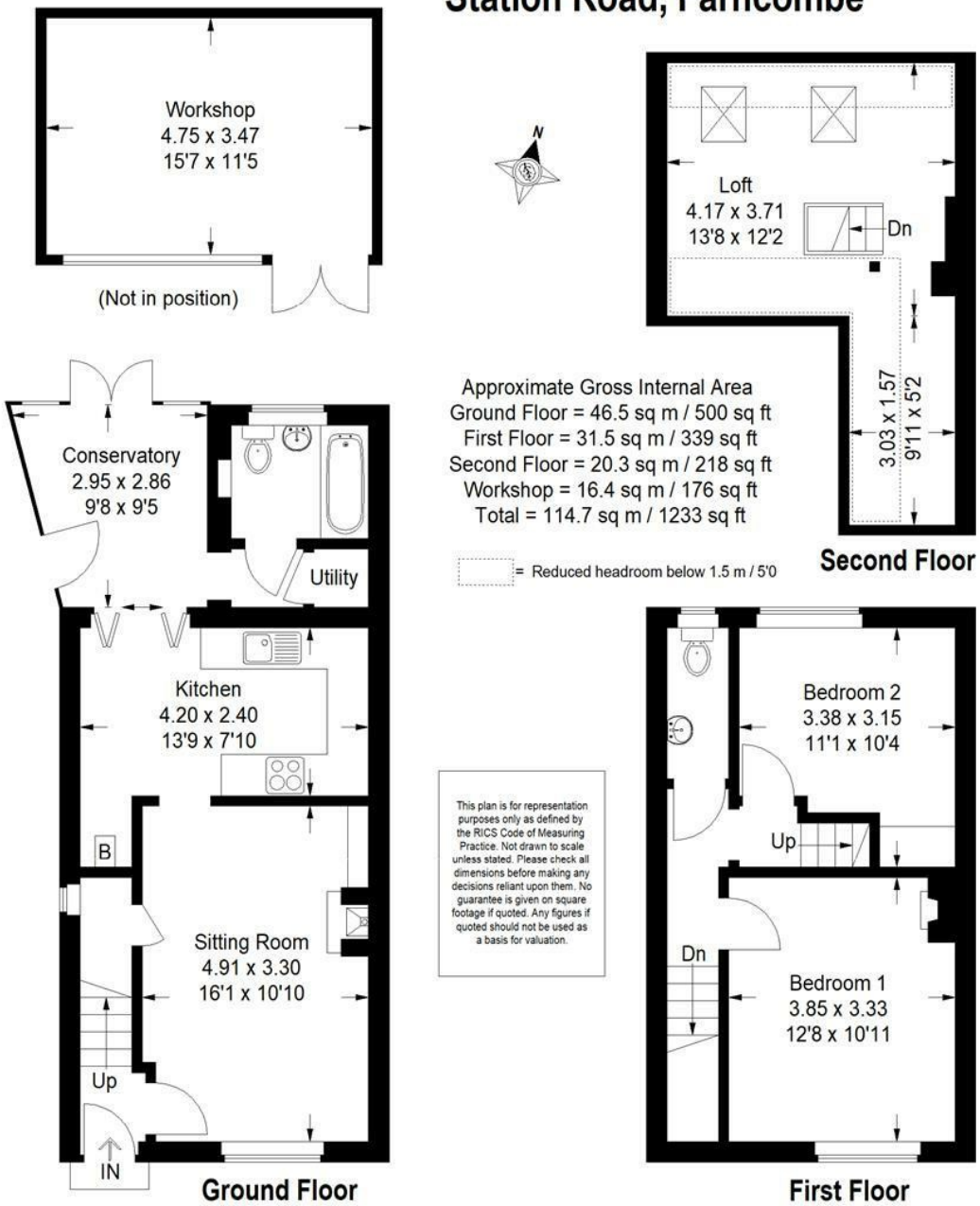
Council Tax Band – C Payable £2349.63

Directions: From our office in the High street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Road and the second right into Nightingale Road. Continue to the end of Nightingale Road and at the 'T' junction turn right into Farncombe Street. Continue along Farncombe Street and just before the level crossing turn left into Station Road.

rightmove

Station Road, Farncombe

ZOOPLA



Approximate Gross Internal Area
Ground Floor = 46.5 sq m / 500 sq ft
First Floor = 31.5 sq m / 339 sq ft
Second Floor = 20.3 sq m / 218 sq ft
Workshop = 16.4 sq m / 176 sq ft
Total = 114.7 sq m / 1233 sq ft

= Reduced headroom below 1.5 m / 5'0

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.