



24 Long Gore

Farncombe Surrey GU7 3TE

Guide Price: £565,000 Freehold



- No Onward Chain
- Close to Village Centre & Station
- Large Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room & Utility Room
- Three Bedrooms & Bathroom
- Double Glazing & Gas Central Heating
- Good Size Driveway & Garage
- Attractive Gardens



Offered for sale for the first time since new, an attractive three bedroom semi detached family house with a delightful gardens, large driveway and good size garage. The present owners bought the property in the early 1960's and later extended it to provide bright and well planned accommodation ideally suited to family life. This includes a good size entrance hall and cloakroom, sitting room, dining room, kitchen/breakfast room and useful utility room. There are three bedrooms and a bathroom. The house, which also benefits from gas central heating and double glazing, occupies a popular location close to Farncombe village centre with its excellent local shops, leisure & recreational facilities, popular schools and main line station.







Main Line Station – 0.7 miles (Waterloo approx. 45 mins)

Village Centre – 0.8 miles Godalming – 1.6 miles

Infant School – 0.8 miles Primary School – 0.2 miles

Secondary School – 1 mile

Doctors – 0.5 miles Dentist – 0.5 miles

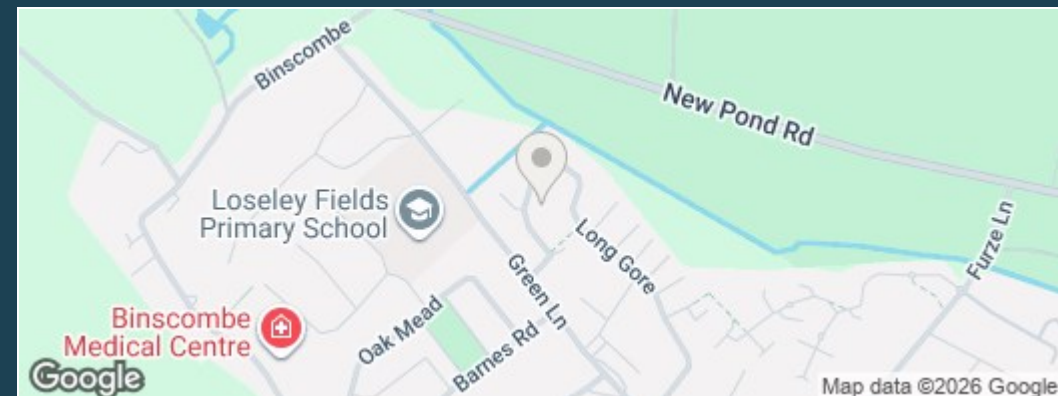
A3 – 2.2 miles M25 – 13 miles M3 – 13.5 miles

Council Tax Band – E Payable – £3230.73

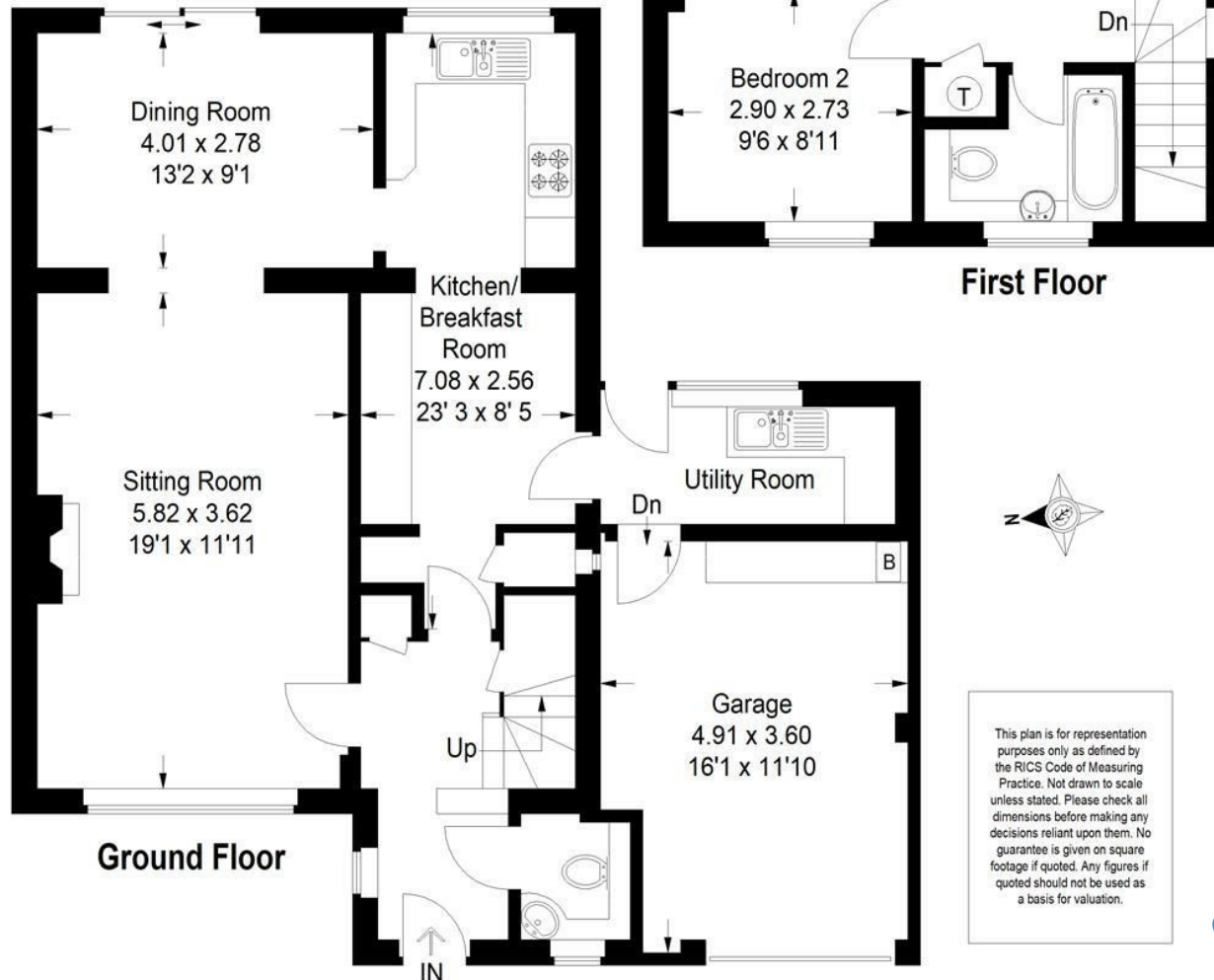
EPC Rating – D



Directions: From our office in the High Street, proceed down Bridge Street and into Bridge Road. At the roundabout turn right into Meadow (A3100) towards Guildford and take the third turning left into Hare Lane which leads into Farncombe Street. At the T-junction turn right into Summers Road bearing round to the left, over the railway crossing into Bourne Road that leads into Green Lane. Continue for half a mile passing Barnes Road on your left and then take the next turning right into Long Gore.



Approximate Gross Internal Area
Ground Floor = 87.5 sq m / 942 sq ft
(Including Garage)
First Floor = 37.8 sq m / 407 sq ft
Total = 125.3 sq m / 1349 sq ft



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.



Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk



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.