



17 St. Johns Street

Farncombe Surrey GU7 3EH

Asking Price: £395,000 Freehold

- Short Walk of Village Centre & Main Line Station
- Many Original Period Features
- Useful Fully Boarded & Lined Loft with Velux Window
- Living Room with Open Fireplace
- Kitchen
- Cloak/Utility Room
- Two Bedrooms
- Jack & Jill Bathroom
- Gas Heating & Double Glazed Windows
- Enclosed Rear Garden with Large Timber Shed



A tastefully refurbished character two bedroom terraced Victorian house with a good sized private garden and useful fully boarded and lined loft. The house occupies a very convenient location being only a short walk of the village centre and main line station and is under a mile from Godalming Town centre with its excellent range of shopping and recreational facilities.









Main Line Station – 0.2 miles London Waterloo
(approx.45mins)

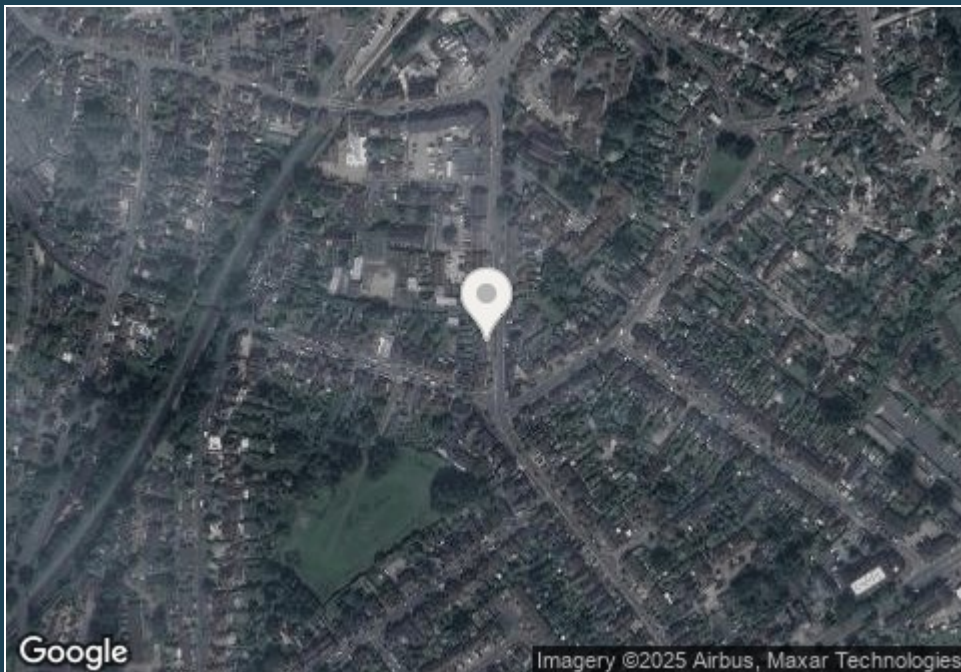
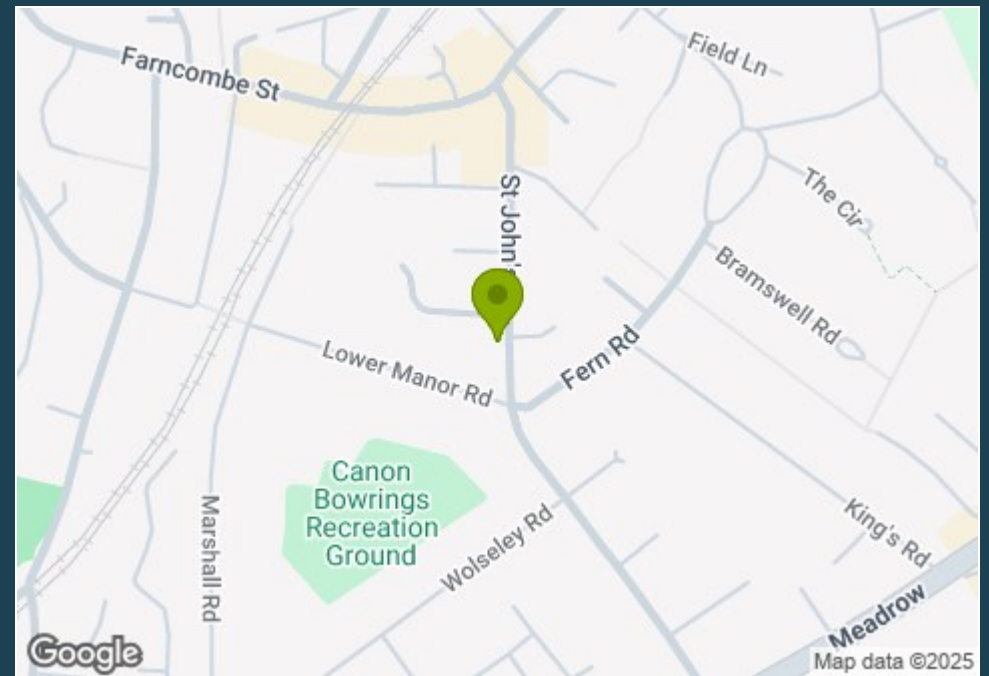
Farncombe Village Centre – 0.1 miles

Godalming Town Centre - 0.7 Miles

A3 – 2.4 miles M25 – 14.6 miles

Council Tax Band - C Payable - £2,138.83 (2024/25)

Energy Efficiency Rating D



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 second turning onto Meadrow (A3100). Continue along Meadrow and take the third turning on your left hand side into Hare Lane which leads into St Johns Street and number 17 will be found on your left hand side just after the turning for Lower Manor Road.

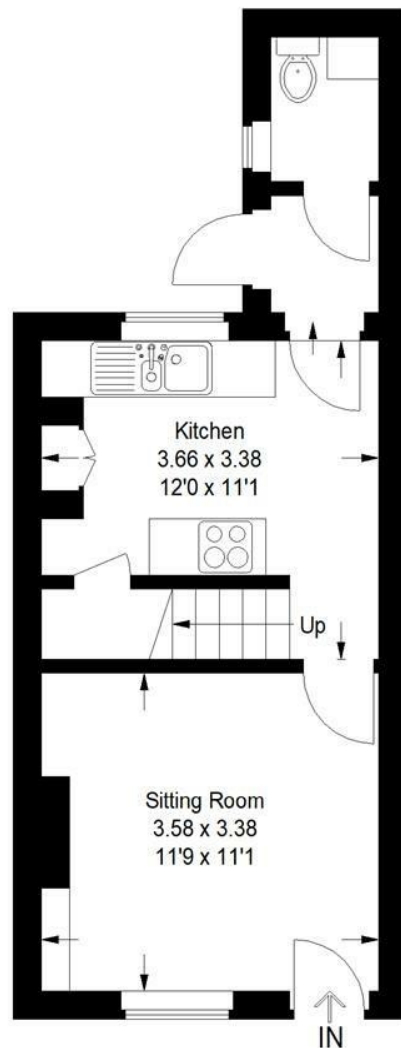


Emery & Orchard
ESTATE AGENTS


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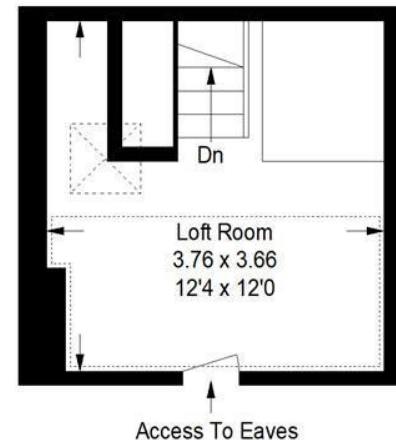
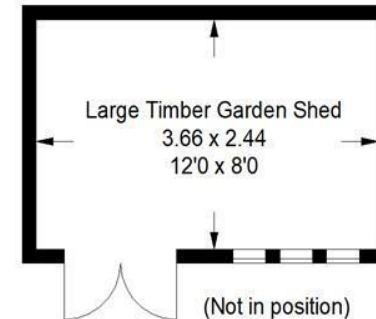
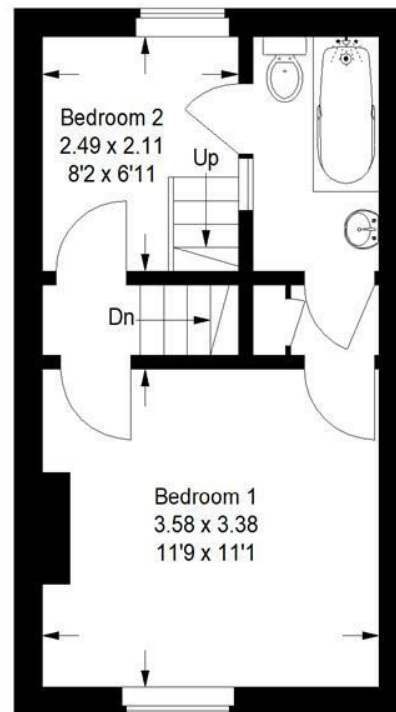
email: office@emery-orchard.co.uk



Approximate Gross Internal Area = 68 sq m / 729 sq ft
Garden Room = 8.9 sq m / 96 sq ft
Total = 76.9 sq m / 925 sq ft

 = Reduced headroom
below 1.5 m / 5'0

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



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.