



21 St. Johns Street
Farncombe Surrey GU7 3EH
Guide Price: £415,000 Freehold



- Close to Centre & Station
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Attractive Garden
- Off Road Parking
- No Onward Chain



An extremely characterful two bedroom end of terrace Victorian cottage with attractive garden and off road parking, providing well planned accommodation which offers scope for some updating. The property occupies a great location, being only a short distance from Farncombe village centre with its excellent local shops, leisure and recreational facilities, popular schools, bus routes and main line station.









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

Farncombe Centre – 0.1 miles Godalming – 0.7 Miles

Infant School – 0.2 miles Junior School – 0.5 miles

Secondary School – 0.7 miles

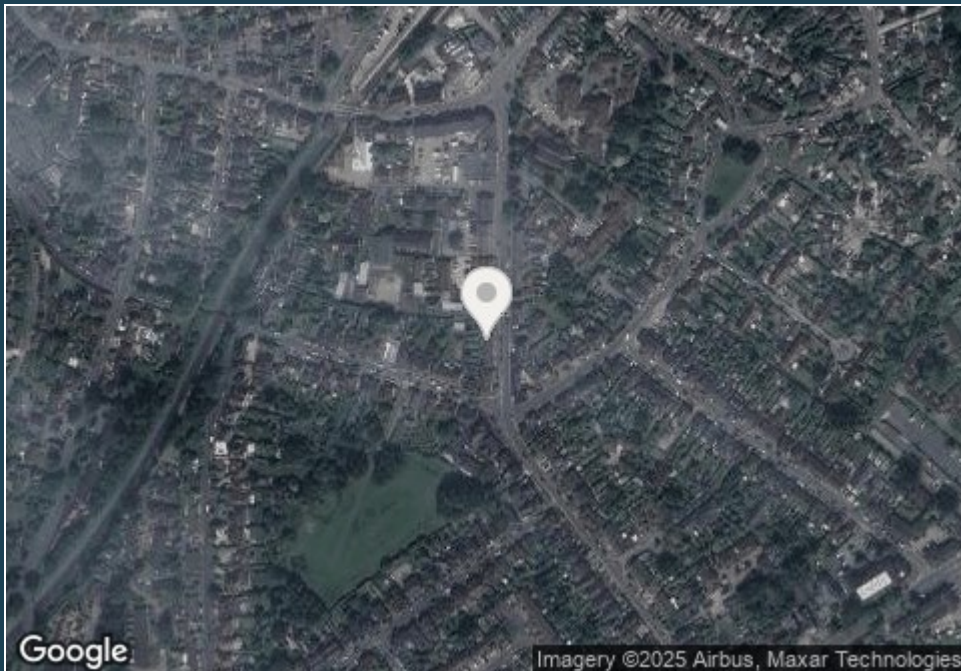
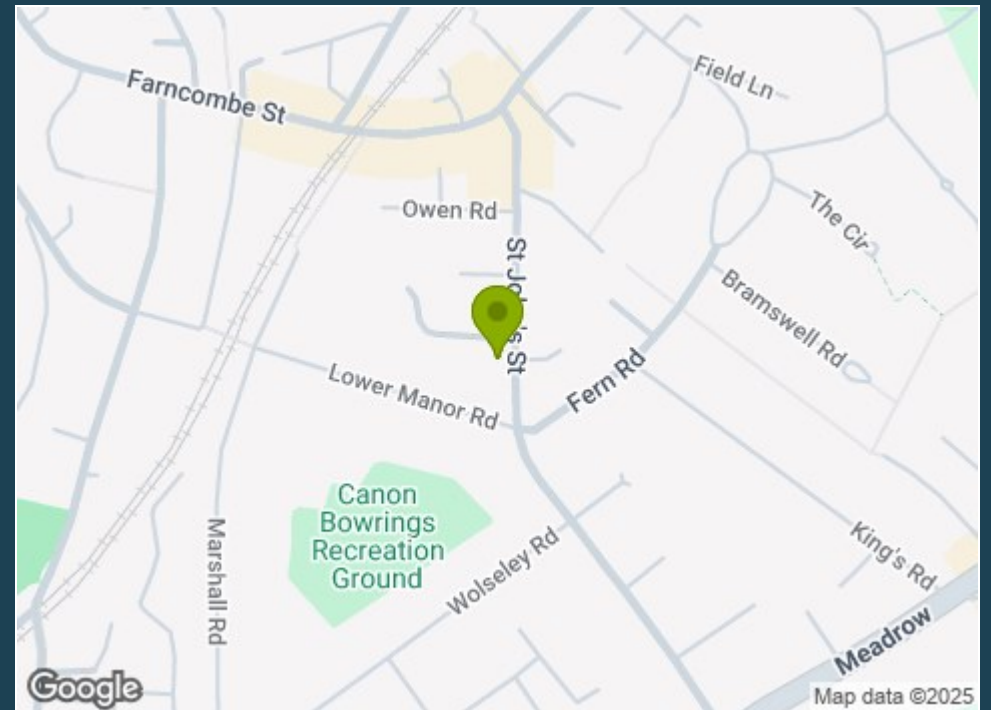
Doctors – 0.5 miles Dentist – 0.6 miles

A3 – 2.4 miles M25 – 14.6 miles

Council Tax Band - D Payable - £2,406.18 (2024/25)

Energy Efficiency Rating D

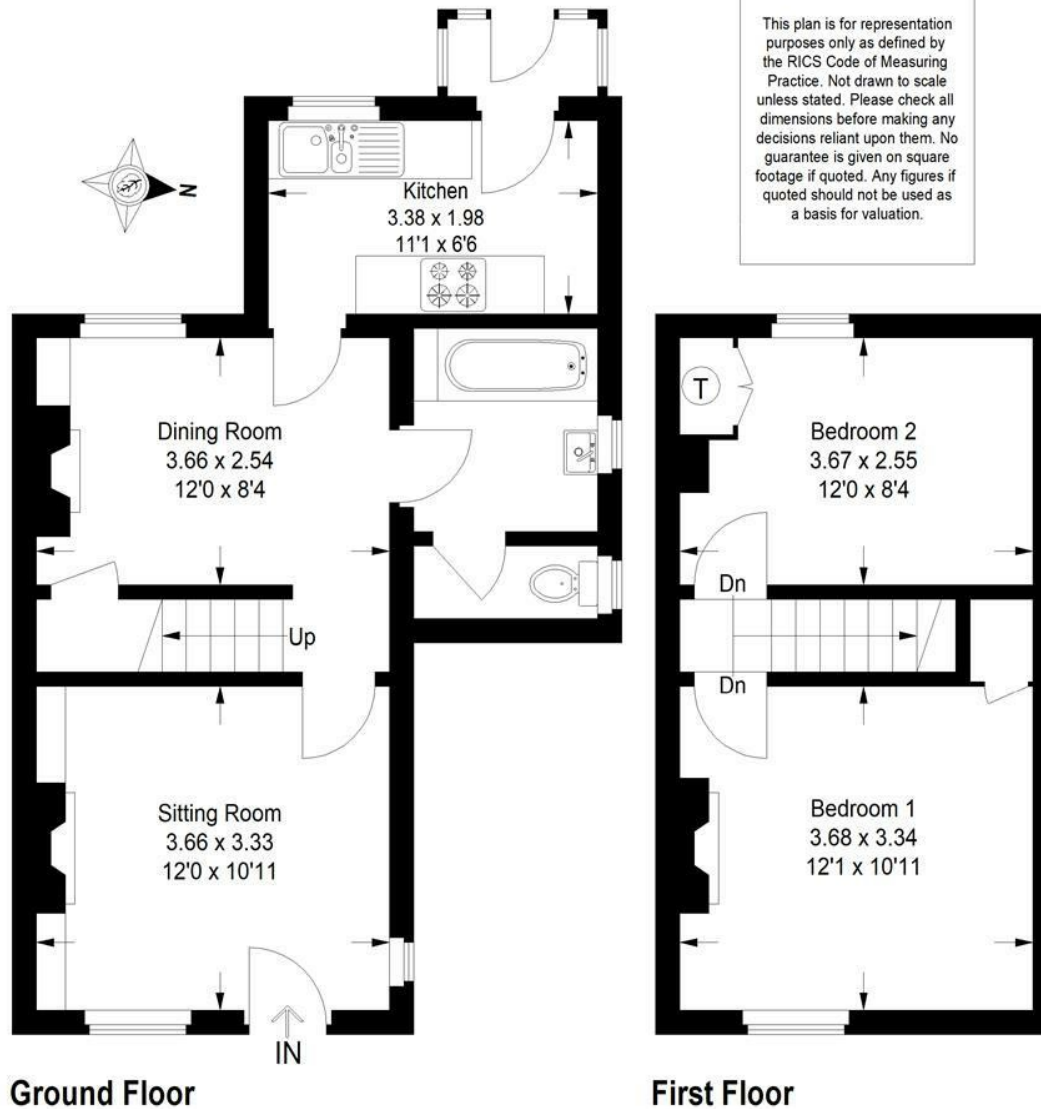
Note: There Is A Right Of Way On Foot For Rear Access To The Two Neighbouring Cottages



Directions: BOX 405 - S2 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 21 will be found on your left hand side, shortly after the turning for Lower Manor Road.

Approximate Gross Internal Area
Ground Floor = 41 sq m / 441 sq ft
First Floor = 25.4 sq m / 273 sq ft
Total = 66.4 sq m / 714 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.



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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.