



58 Long Gore

Farncombe Surrey GU7 3TQ

O.I.R.O: £550,000 Freehold



- Potential To Update/Develop
- Entrance Hall
- Cloakroom
- Sitting & Dining Room
- Kitchen
- Five Bedrooms
- Two Shower Rooms
- Loft Room
- Driveway & Integral Garage
- Attractive Garden



An attractive extended five bedroom semi-detached family house offering tremendous potential to modernise, or redevelop, subject obtaining any necessary consents. The property benefits from a large garden, having a wide plot, driveway and garage, and is ideally located in this popular residential area being within an easy reach of Farncombe Village Centre with its excellent local shops, leisure and recreational facilities, popular schools, bus routes and mainline station.





Main Line Station – 0.7 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.7 miles Godalming – 1.6 miles

Infant School – 0.7 miles Primary School – 0.3 miles

Secondary School – 1 mile

Doctors – 0.6 miles Dentist – 0.5 miles

A3 – 2.3 miles M25 – 13 miles M3 – 14 miles

Council Tax Band – E Payable – £ 2940

EPC Rating – TBC

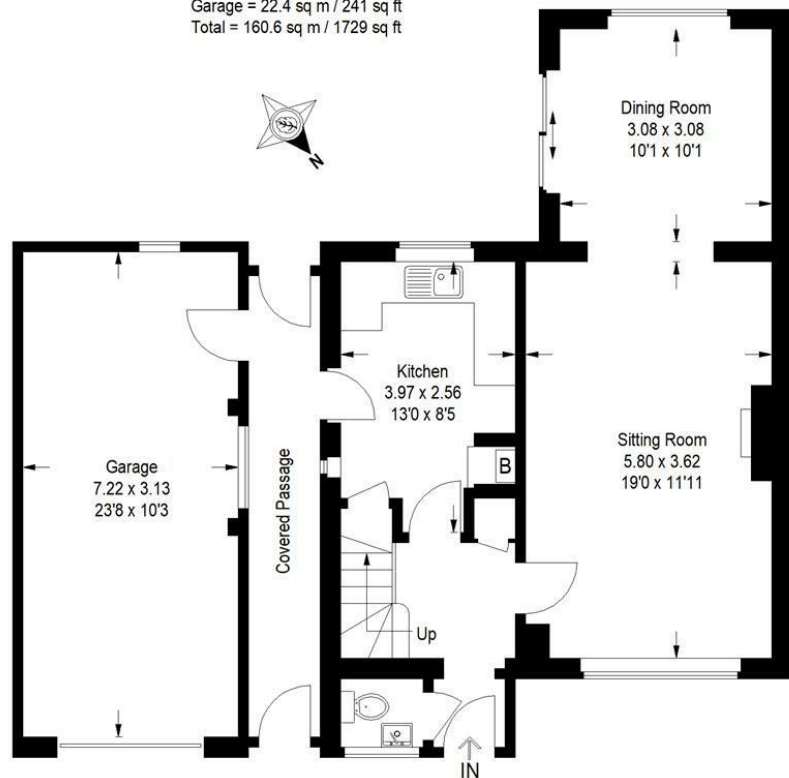


From our office in the High Street, proceed down Bridge Street and into Bridge Road. At the roundabout turn right into Meadow (A3100) towards Guildford and take the third turning left into Hare Lane which merges with Farncombe Street. At the T-junction turn right into Summers Road bearing round to the left over the railway crossing into Bourne Road that merges into Green Lane. Continue for half a mile passing Barnes Road on your left and then take the next turning right into Long Gore. Follow the road round to the left and number 58 will then be found after a short distance on the left.



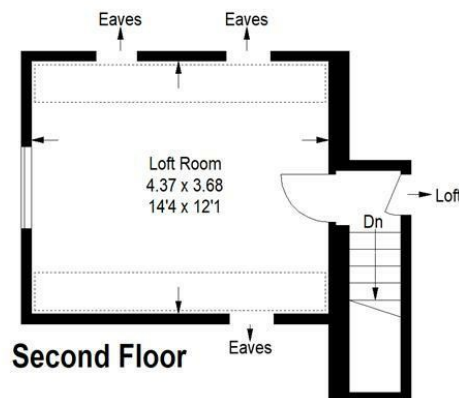
Long Gore, Farncombe

Approximate Gross Internal Area
Ground Floor = 50.7 sq m / 546 sq ft
First Floor = 68.3 sq m / 735 sq ft
Second Floor = 19.2 sq m / 207 sq ft
Garage = 22.4 sq m / 241 sq ft
Total = 160.6 sq m / 1729 sq ft



Ground Floor

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Second Floor

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.



First Floor

= Reduced headroom below 1.5 m / 5'0"

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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.

