



13 Furze Lane

Farncombe GU7 3NW

Guide Price: £480,000 Freehold



- No Onward Chain
- Potential To Improve/Extend (STPP)
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Ensuite Shower Room & Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- Driveway
- Large Garden



An opportunity to purchase an attractive detached family house with off road parking and a large rear garden. The property offers scope for some updating as well as great potential for extension, subject to obtaining any necessary consents. The house provides accommodation that includes a bay fronted sitting/dining room, good size kitchen and bathroom on the ground floor and on the first floor three bedrooms and en-suite shower room. The house occupies convenient location being within easy reach of Farncombe village centre with its excellent shops, leisure & recreational facilities, popular schools, bus routes and main line station.









Main Line Station – 0.4 miles (Waterloo approx. 45/50mins)

Village Centre – 0.5 miles Godalming – 1.3 miles

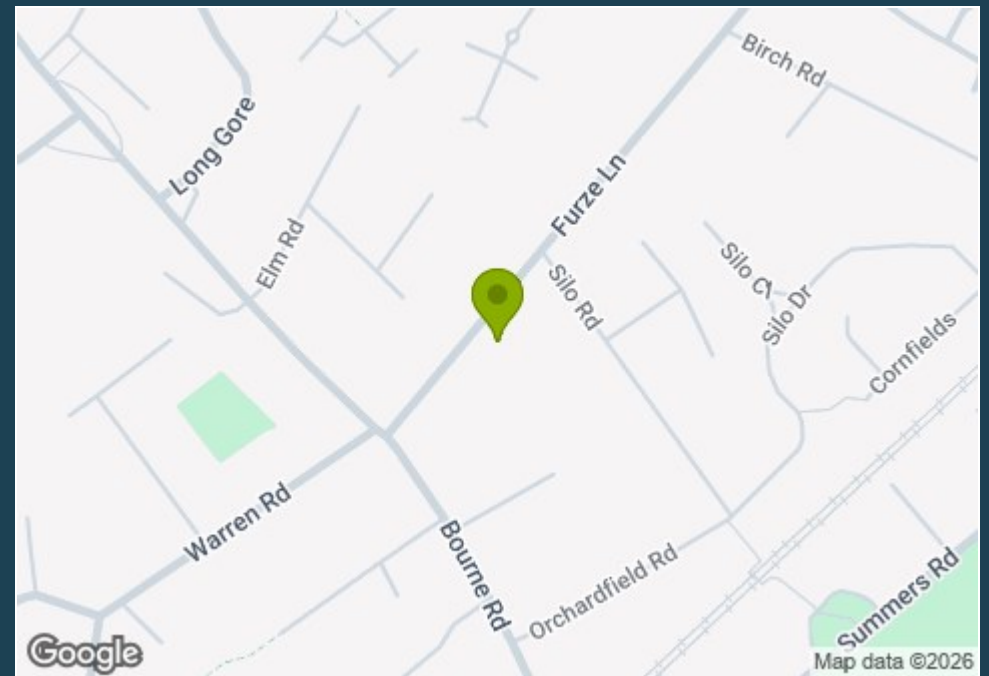
Primary School – 0.5 miles Secondary School – 0.6 miles

Doctors – 0.7 miles Dentist – 0.5 miles

A3 – 2.5 miles M25 – 14 miles M3 – 16 miles

Council Tax Band – D Payable – £2519.93p (2025/26)


EPC Rating – D

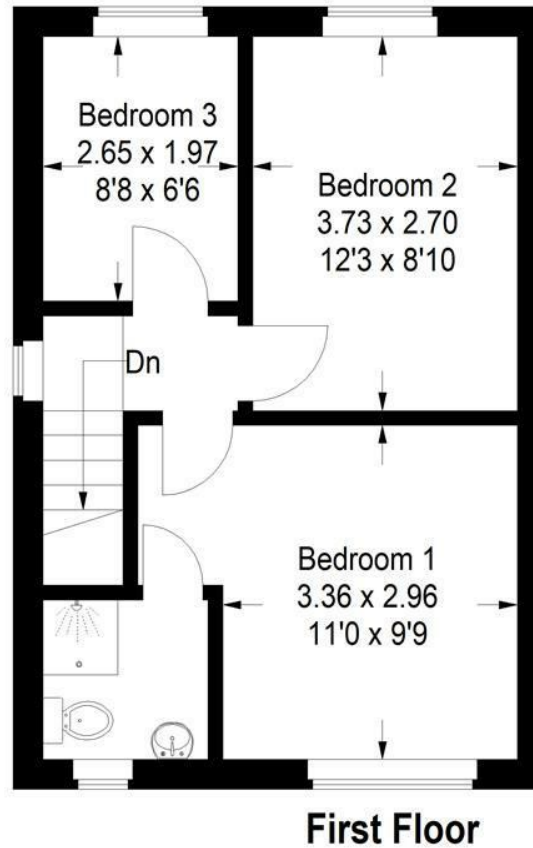
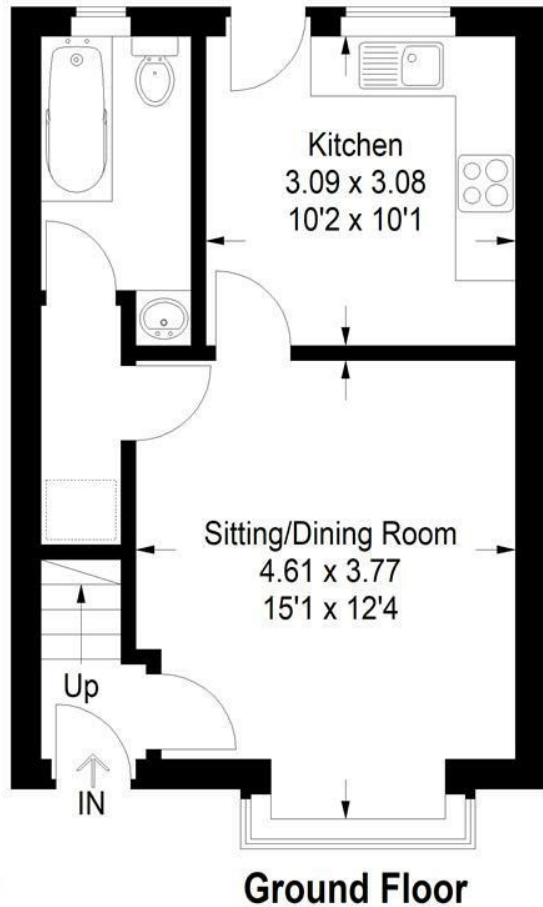


Directions: From Godalming proceed down Bridge Street and across the roundabout into Bridge Road. At the next roundabout take the right hand exit on to Meadrow (A3100). Continue along Meadrow and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction in the centre of Farncombe village turn right into Summers Road. Continue along Summers Road bearing round to the left and over the level crossing into Bourne Road. Furze Lane will then be found as the third turning on your right hand side. Continue along Furze Lane and No 13 will be found after a short distance on the right.

Furze Lane, Farncombe

Approximate Gross Internal Area
 Ground Floor = 35.8 sq m / 385 sq ft
 First Floor = 34.4 sq m / 370 sq ft
 Total = 70.2 sq m / 755 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.