



30 Kings Road

Farncombe Surrey GU7 3ET

Guide Price: £495,000 Freehold

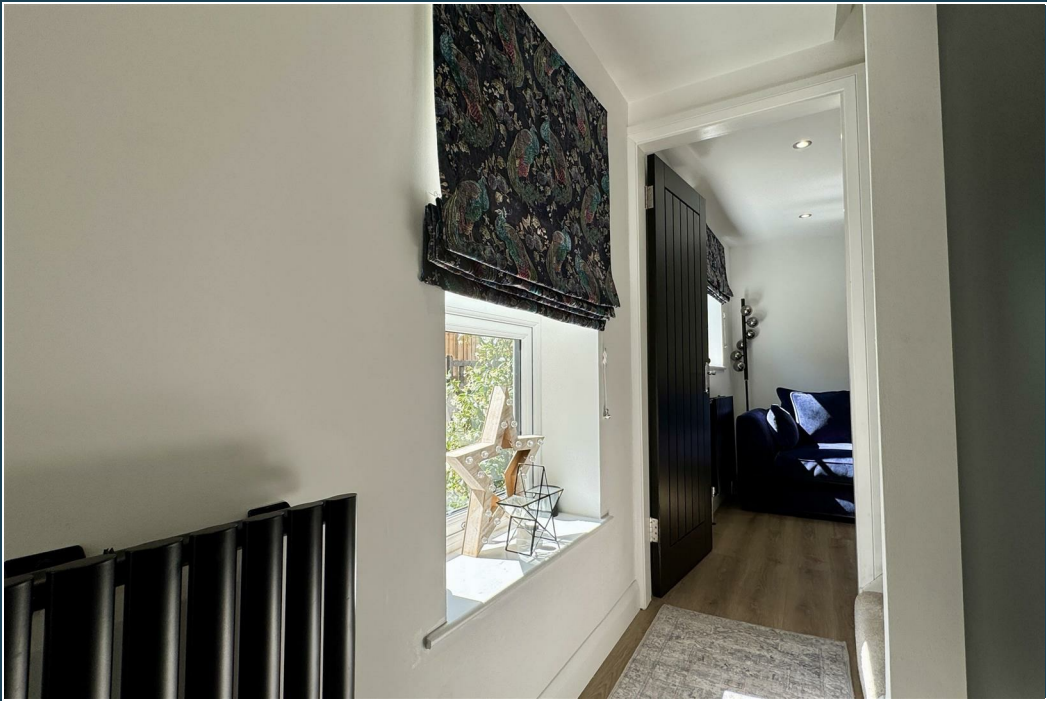




- Close To Centre & Station
- Entrance Hall
- Utility & Cloakroom
- Sitting Room
- Fabulous Kitchen/Dining Room With Appliances
- Two Bedrooms
- Stylish Bathroom
- Attractive Garden
- Home Office/Gym
- Parking Space



A fabulous two bedroom character home with superb home office/gym, wonderful garden and off road parking. The property has been thoughtfully redesigned and renovated to an extremely high standard and specification and provides accommodation that includes a stunning kitchen/dining room with bi-fold doors opening onto the garden, sitting room, useful utility and cloakroom, as well as two double bedrooms and a stylish bathroom. The property occupies a great location being within easy reach of Farncombe village centre with its excellent local shops, leisure and recreational facilities, popular schools and main line station and is less than a mile from Godalming High Street.











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

Farncombe Village Centre – 0.4 miles Godalming – 0.8 miles

Infant School – 0.5 miles Junior School – 0.5 miles

Secondary School – 0.9 miles

Doctors – 0.3 miles Dentist – 0.8 miles

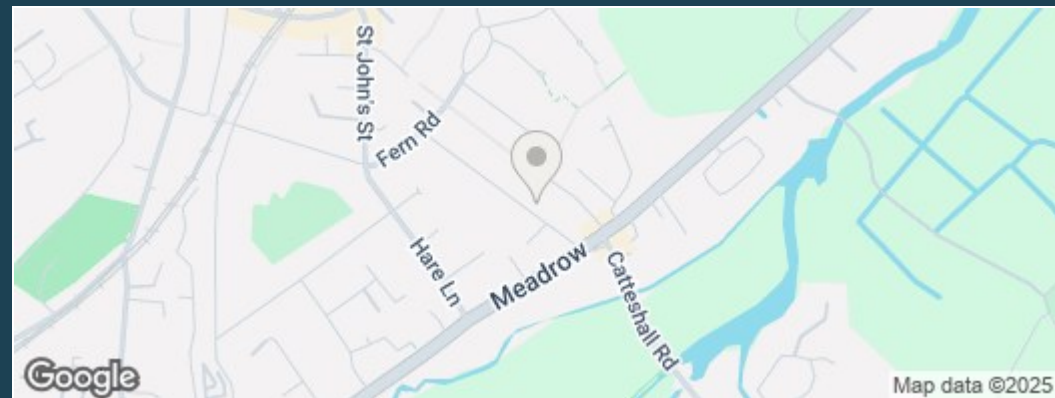
A3 – 2.7 miles M25 – 12.5 miles M3 – 15 miles

Council Tax Band - C Payable - £2239.94p 2025/26

Energy Efficiency Rating C

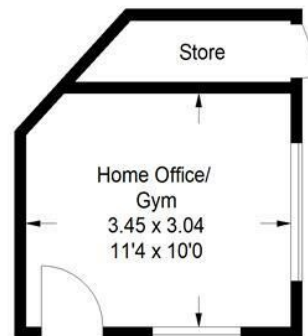


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second turning into Meadow (A3100). Continue along Meadow and take the fourth turning on your left hand side into Kings Road. Continue along Kings Road and Number 30 will be found after a short distance on your right hand side, where you should see our for sale board.

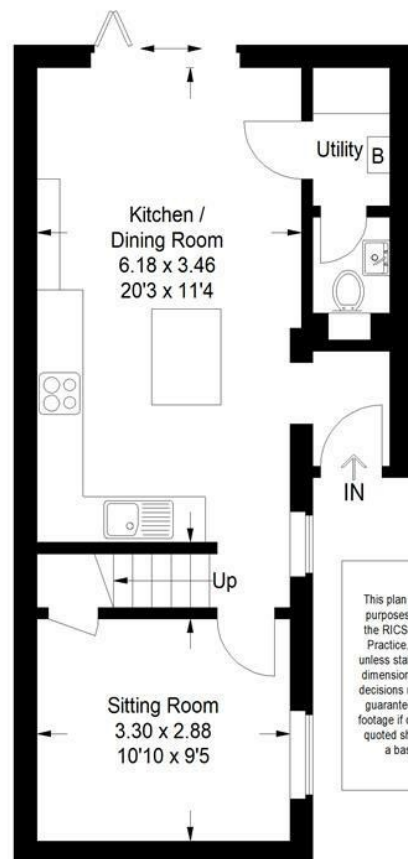


Kings Road

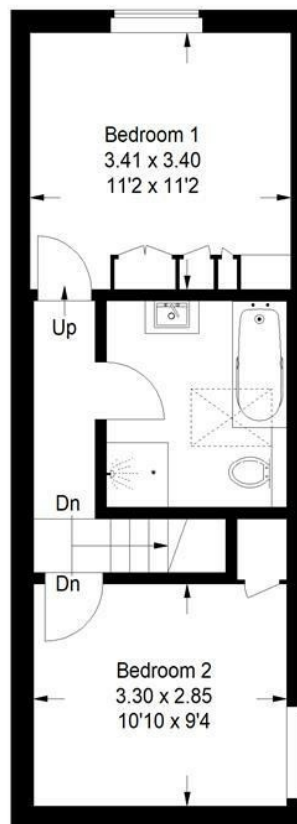
Approximate Gross Internal Area
Ground Floor = 40.5 sq m / 436 sq ft
First Floor = 33.7 sq m / 363 sq ft
Outbuilding = 12.8 sq m / 138 sq ft
Total = 87 sq m / 937 sq ft



ZOOPLA



Ground Floor



First 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.

PrimeLocation.com



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.