24 North Street

Farncombe GU7 3NE

Guide Price: £429,500 Freehold

Emery & Orchard
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- Short Walk of Village Centre & Station
- Easy Reach oF Godalming Town Centre
- Delightful Sitting Room
- Dining Room
- Fitted Kitchen
- Bathroom
- Two Bedrooms & Ensuite Cloakroom
- Double Glazing & Gas Central Heating
- Large Attractive Garden & Outhouse
- Space For Home Office/Studio

A most attractive two bedroom end of terrace Victorian House with a fabulous garden with outhouse, greenhouse and space to add a Home Office/Studio. The property provides accommodation that includes a delightful sitting room, dining Room, fitted kitchen, useful utility area and bathroom, together with two bedrooms, one of which has an en suite cloakroom. The house occupies a great location being only moments from the station and village centre with its excellent local shops, cafe, leisure and recreational facilities as well as popular schools and bus routes.

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Waverley

XANDER'S FLATFISH

Main Line Station – 150 meters (Waterloo approx. 45 mins)

Village Centre – 150 meters - Godalming – 0.8 miles

Infant School – 0.1 mile

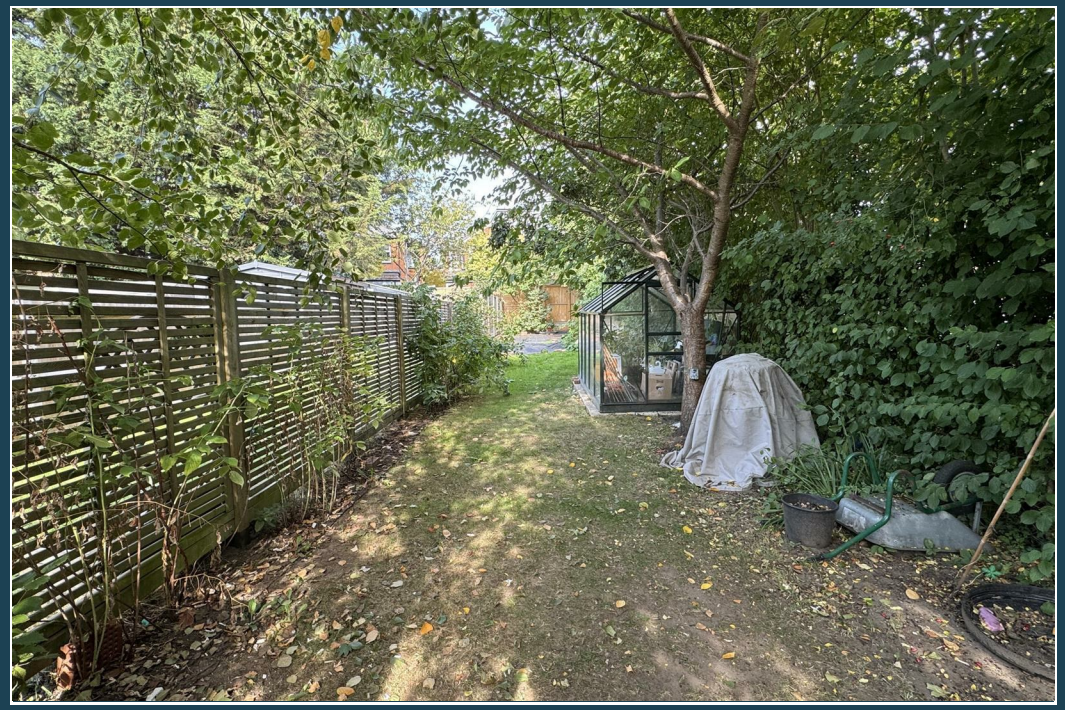
Secondary School – 0.7 miles - Doctors – 0.6 miles Dentist – 0.5 miles

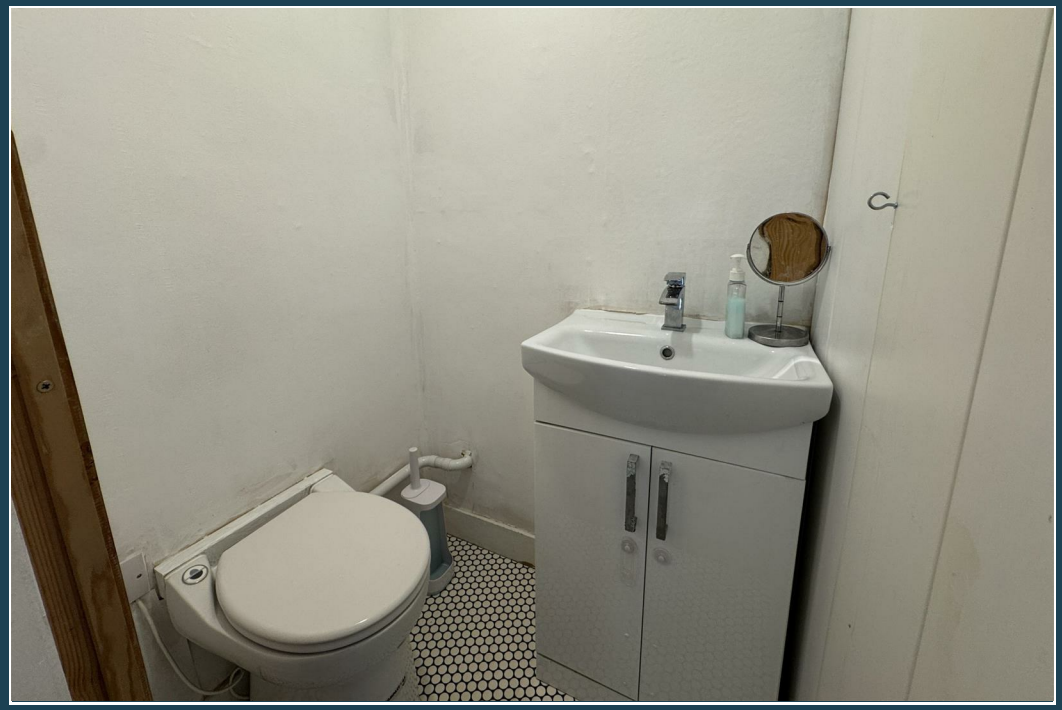
A3 – miles 2.1 miles M25 – 13.5 miles M3 – 14 miles

Energy Efficiency Rating D

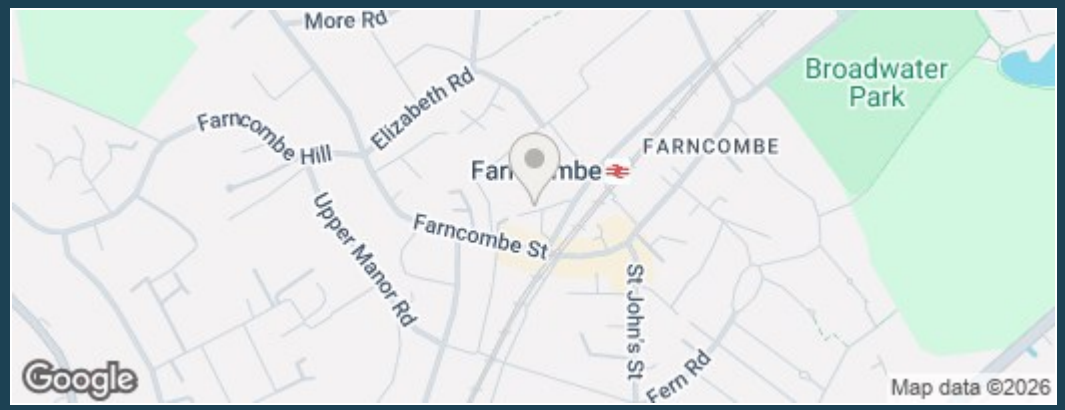
Council Tax Band D – Payable £2643.33 (2026/27)

N.B. There is a right of way on foot across the rear of the house to allow the next door neighbour to access their rear garden.





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 first turning left into Chalk Road and then the second right into Nightingale Road. Continue to the end of Nightingale Road and turn right at the T-junction into Farncombe Street. Continue along Farncombe Street and just before the level crossing turn left into Station Road and then first left into North Street.



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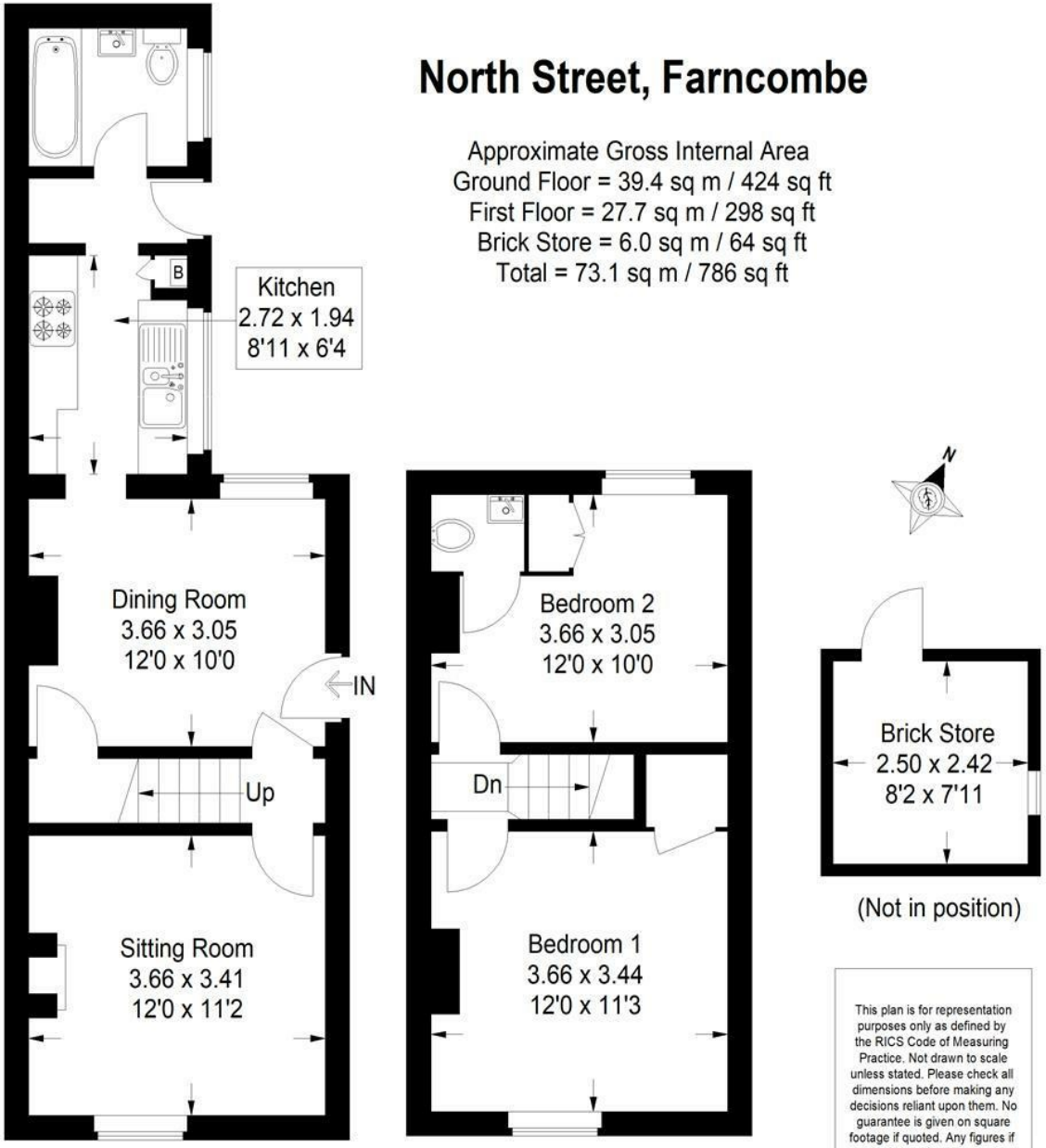
ZOOPLA

North Street, Farncombe

Approximate Gross Internal Area
Ground Floor = 39.4 sq m / 424 sq ft
First Floor = 27.7 sq m / 298 sq ft
Brick Store = 6.0 sq m / 64 sq ft
Total = 73.1 sq m / 786 sq ft



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.

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.