



28 Squirrels Close

Farncombe Surrey GU7 3RY

Asking Price: £415,000 Freehold



- Entrance Hall
- Cloakroom
- Sitting Room
- Fitted Kitchen/Dining Room
- Three Bedrooms
- Stylish Bathroom
- Gas Central Heating (Under Floor On Ground Floor) & Double Glazing
- Attractive Garden
- Residents Parking Area
- Views Over Playing Fields



A stylish and much improved three bedroom end of terrace family home enjoying attractive views over school playing fields, providing bright and well planned accommodation that includes an entrance hall, cloakroom, delightful sitting room and fitted kitchen/dining room. There are also three bedrooms and a bathroom while outside there is an easily maintained garden and adjacent residents parking area. The property occupies a great location, at the end of a small cul de sac, within easy reach of Farncombe village centre with its excellent local shops, facilities, popular schools, nearby bus routes and mainline station.







Main Line Station – 0.9 miles (Waterloo approx. 45/50 mins)

Village Centre – 1 mile Godalming – 1.8 miles

Primary School School – 0.1 miles

Secondary School – 1.2 miles

Doctors – 0.6 miles Dentist – 0.7 miles

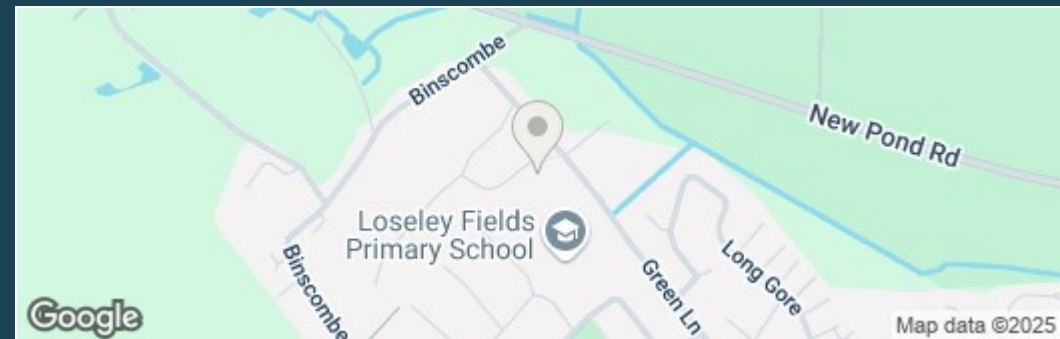
A3 – 2 miles M25 – 13 miles M3 – 13.5 miles

Council Tax Band – C Payable – £2239.94p (2025/26)

EPC Rating – C

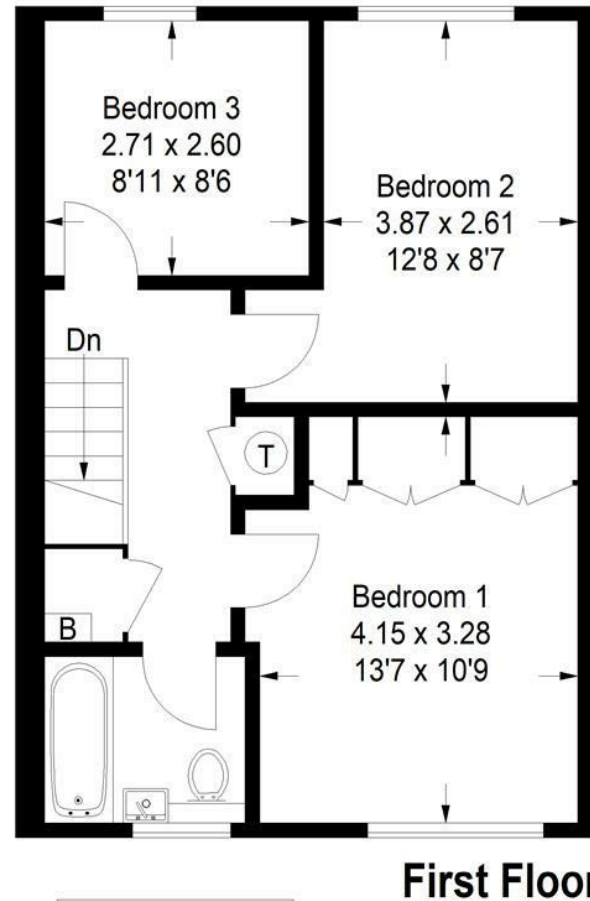
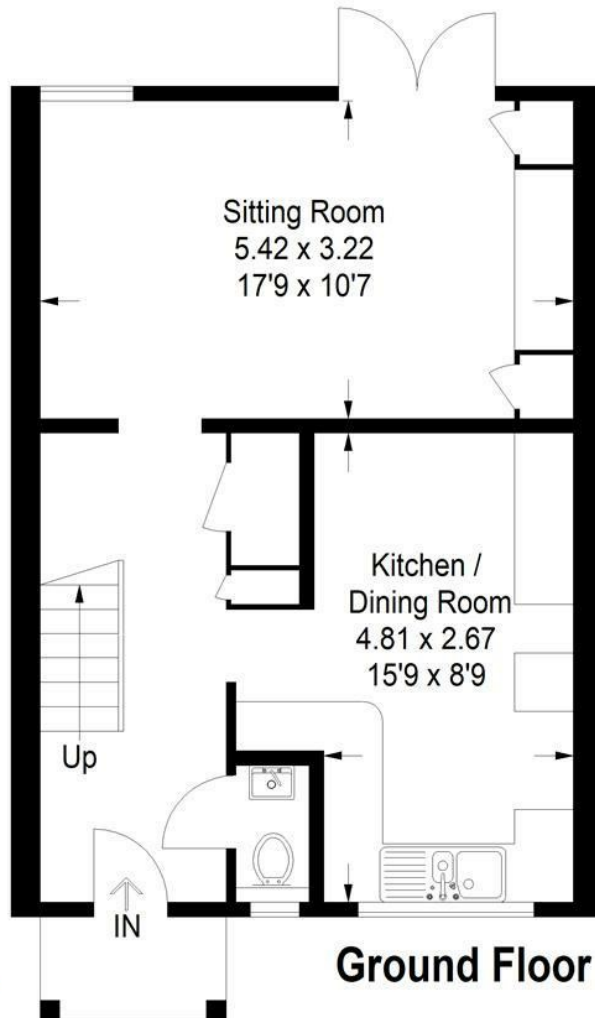


Directions: From our office in the High Street, proceed down Bridge Street and into Bridge Road. At the roundabout turn right into Meadow (A3100) towards Guildford and take the third turning left into Hare Lane which continues into Farncombe Street. At the T-junction turn right into Summers Road bearing round to the left over the railway crossing into Bourne Road that continues into Green Lane. Continue for 3/4 of a mile passing Loseley Fields Primary School and then take the 2nd turning on your left into Copse Side. Squirrels Close is then the first turning on your left



Squirrels Close

Approximate Gross Internal Area
Ground Floor = 44.7 sq m / 481 sq ft
First Floor = 44.7 sq m / 481 sq ft
Total = 89.4 sq m / 962 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.