



12 Elm Road

Farncombe Surrey GU7 3SW

Asking Price: £650,000 Freehold





- Entrance Hall
- Cloakroom/Utility Room
- Superb Sitting Room
- Family Room & Study
- Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Spacious Bathroom
- Driveway
- Attractive Southerly Facing Garden



An attractive and much improved three bedroom detached family house with three reception rooms, providing spacious and adaptable accommodation, and having a delightful southerly facing rear garden. The property occupies a tucked away yet highly convenient location set at the end of a small cul de sac being approx. half a mile from Farncombe village centre with it's excellent shops, leisure and recreational facilities as well as popular schools, bus routes and main line station.







Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Farncombe Centre – 0.5 miles Godalming – 1.4 miles

Infant School – 0.5 miles Primary School – 0.4 miles

Secondary School – 0.8 miles

Doctors – 0.6 miles Dentist – 0.5 miles

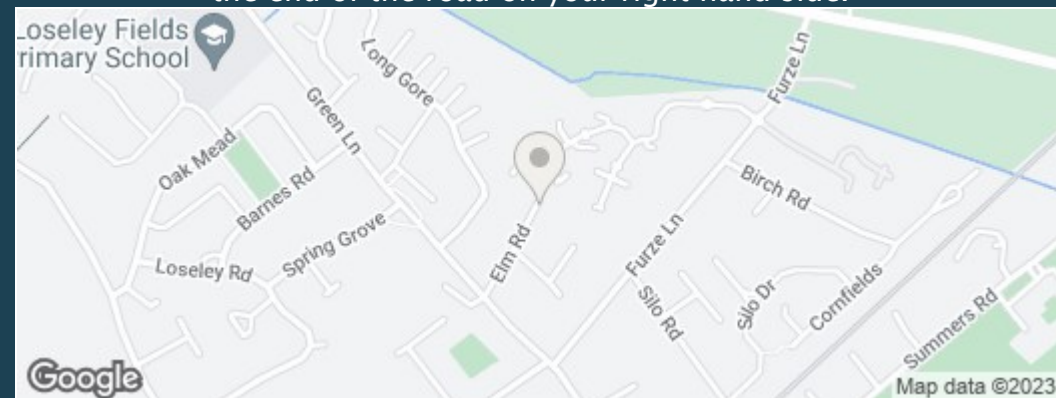
A3 – 2.4 miles M25 – 14.0 miles M3 – 14.3 miles

Council Tax Band - E Payable - £2,674

Energy Efficiency Rating - D



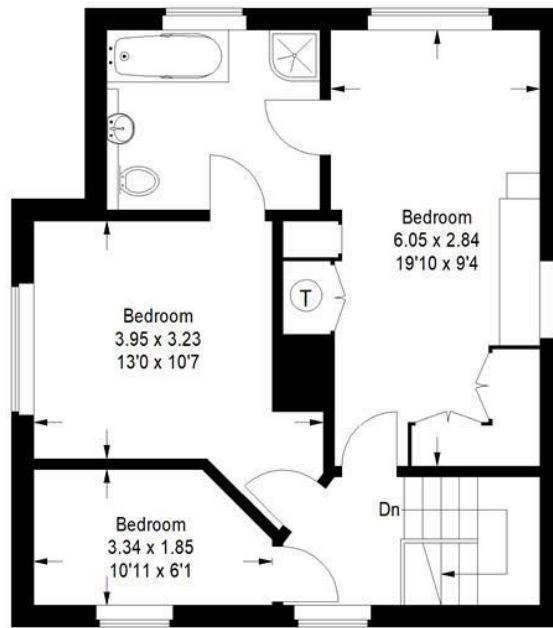
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout, take the second exit on the A3100/Meadow and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane, which leads into St Johns Street, and at the T junction turn right into Summers Road. Continue along Summers Road bearing sharply round to the left and over the level crossing into Bourne Road. Continue along Bourne Road and Elm Road will then be found as the fourth turning on your right hand side. Number 12 will then be found at the end of the road on your right hand side.



Elm Road, Farncombe

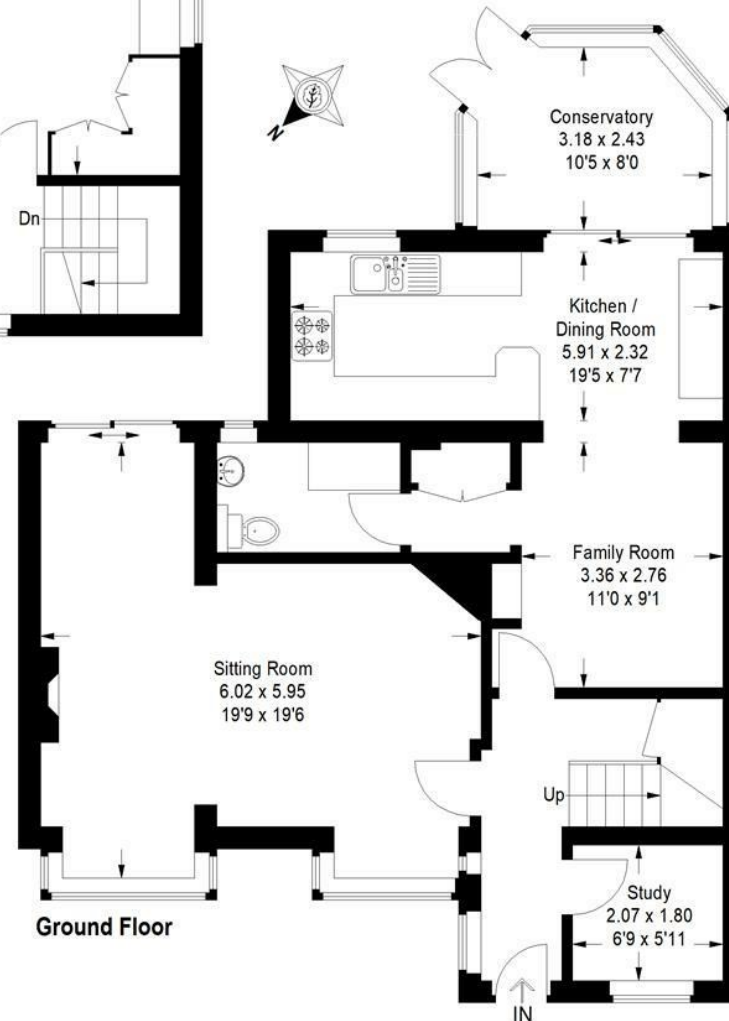
ZOOPLA

Approximate Gross Internal Area
134 sq m / 1442 sq ft



First Floor

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



Ground Floor

PrimeLocation.com



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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.