



137 George Road

Farncombe GU7 3LX

Asking Price: £550,000 Freehold

- Short Walk of Main Line Station & Village Centre
- Easy Reach of Godalming Town Centre
- Bright & Spacious Accommodation
- Bay Fronted Sitting Room
- Dining Room
- Re Fitted Kitchen
- Two Bedrooms & Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden



An attractive two bedroom bay fronted semi detached Victorian House with bright and spacious accommodation conveniently located within a short walk of the village centre and main line station (London Waterloo 45 Mins)









Main Line Station – 0.2 miles (Waterloo approx. 45 mins)

Francombe Village Centre - 0.2 miles

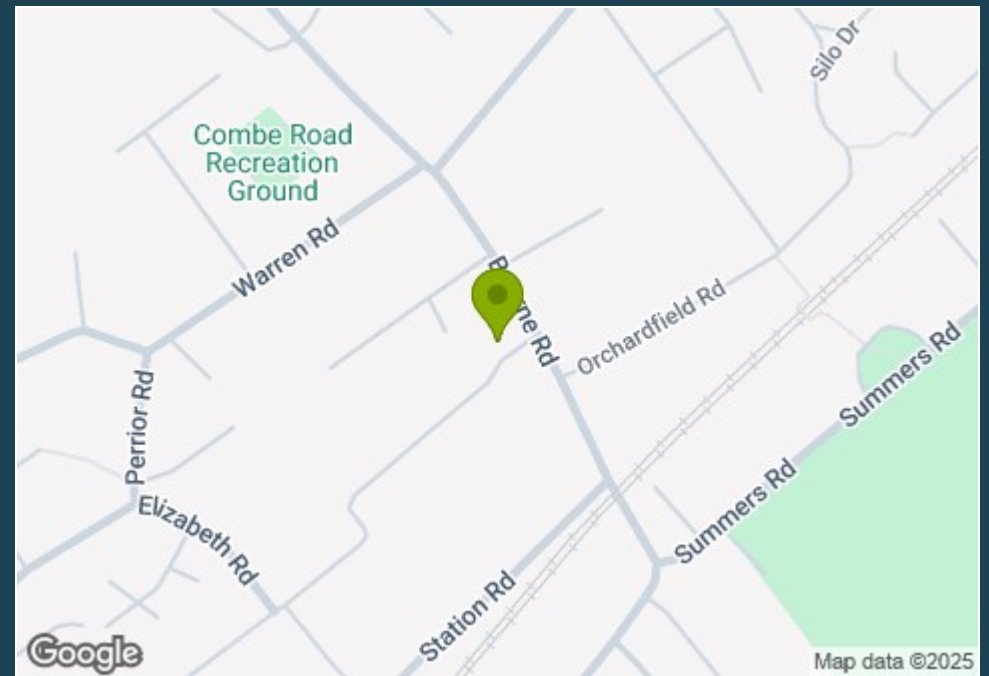
Godalming High Street – 1.1 miles

Doctors – 0.8 miles Dentist – 1.1 Miles

A3 – 2.2 miles M25 – 14.3 miles M3 – 13.7 miles

Energy Efficiency Rating - D

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



Directions: Proceed out of Godalming in a northerly direction along Bridge Road and at the roundabout turn left into Chalk Road and then second right into Nightingale Road. Continue to the end of Nightingale Road and turn right into Farncombe Street and then first left just before the railway crossing into Station Road. After a short distance, turn left into Grays Road and then right into George Road following the road round and Number 137 will be found towards the end of the road on your left hand side.

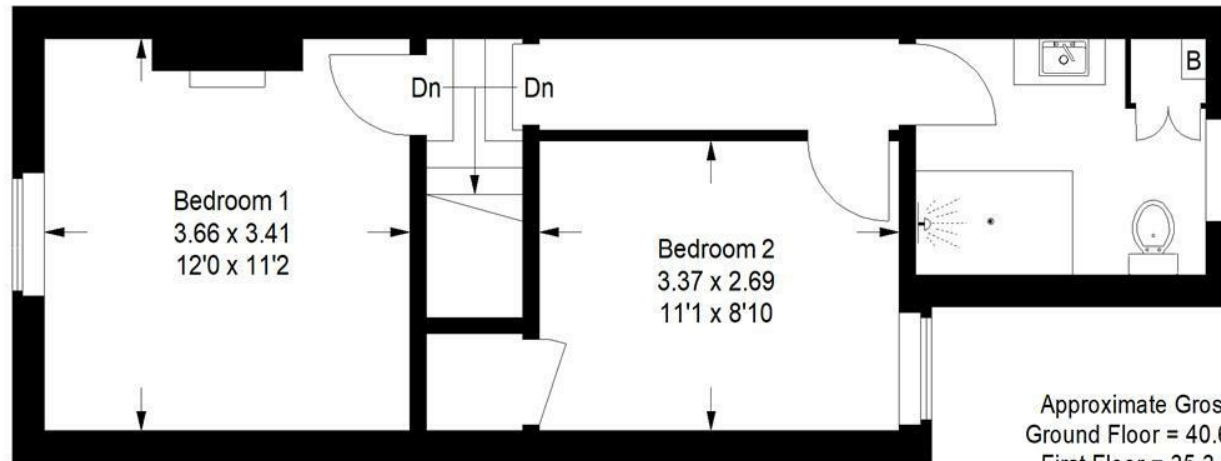


**Emery &
Orchard**
ESTATE AGENTS

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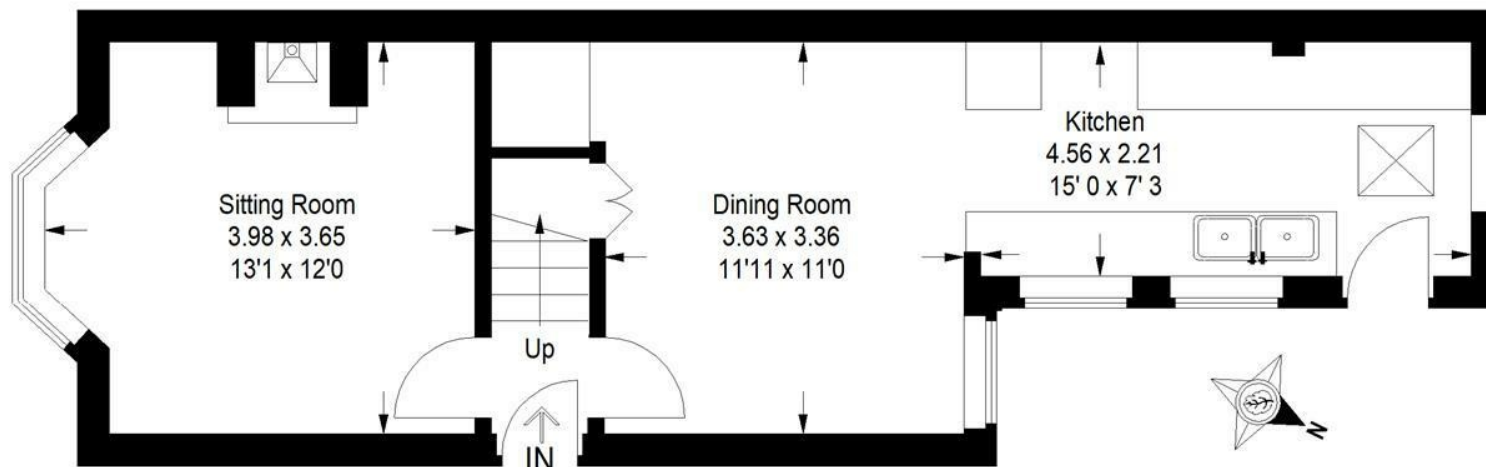
20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk



First Floor

Approximate Gross Internal Area
Ground Floor = 40.6 sq m / 437 sq ft
First Floor = 35.3 sq m / 380 sq ft
Total = 75.9 sq m / 817 sq ft



Ground Floor

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.