



7 Rowbury

Farncombe Surrey GU7 3BQ

Offers In The Region Of: £550,000 Freehold



- Entrance Porch & Hallway
- Sitting Room
- Dining Room
- Kitchen
- Four Bedrooms
- Two Shower Rooms
- Gas Heating & Double Glazing
- Driveway & Garage
- Attractive Garden
- No Onward Chain



An attractive, extended four bedroom semi-detached family house providing well planned and adaptable accommodation that offers potential for some updating. The property benefits from a driveway, large integral garage and a good size garden. The house occupies a great location, set in a small cul de sac, being within easy reach of Farncombe village centre with its excellent local shops, leisure & recreational facilities, popular schools, nearby bus routes and main line station.







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

Village Centre – 0.4 miles Godalming – 1.3 miles

Infant School – 0.5 miles Primary School – 0.8 miles

Secondary School – 0.1 miles

Doctors – 0.9 miles Dentist – 0.8 miles

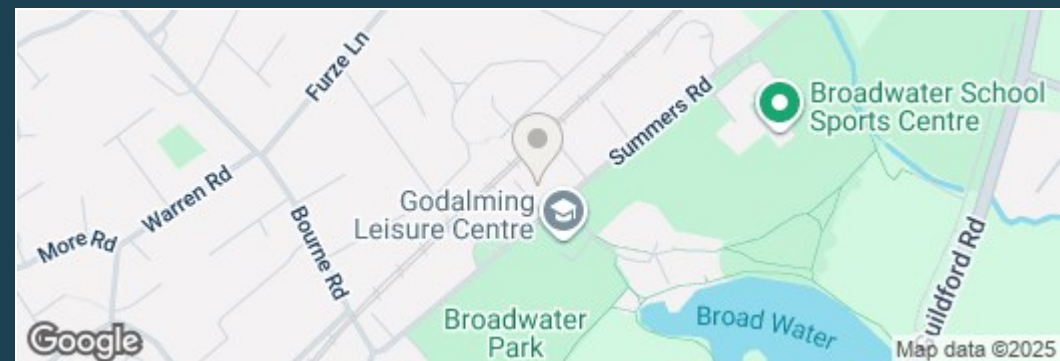
A3 – 2.5 miles M25 – 14.5 miles M3 – 14 miles

Council Tax Band – E Payable – £2940.89p

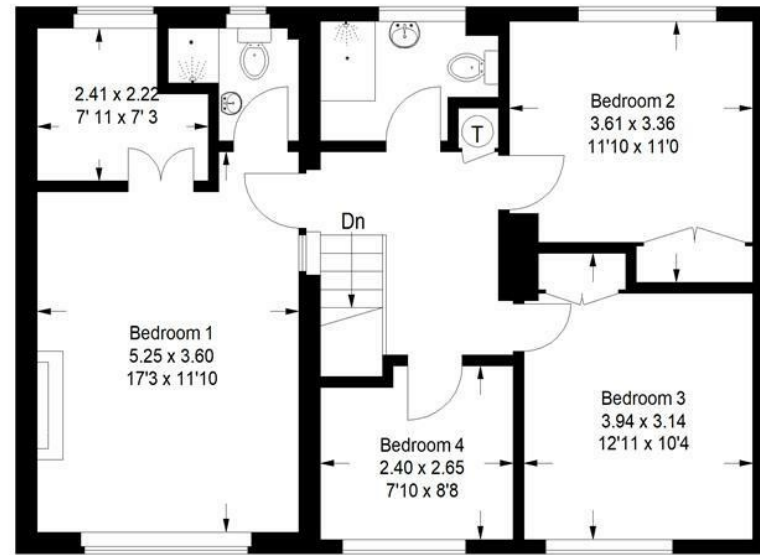
EPC Rating – D



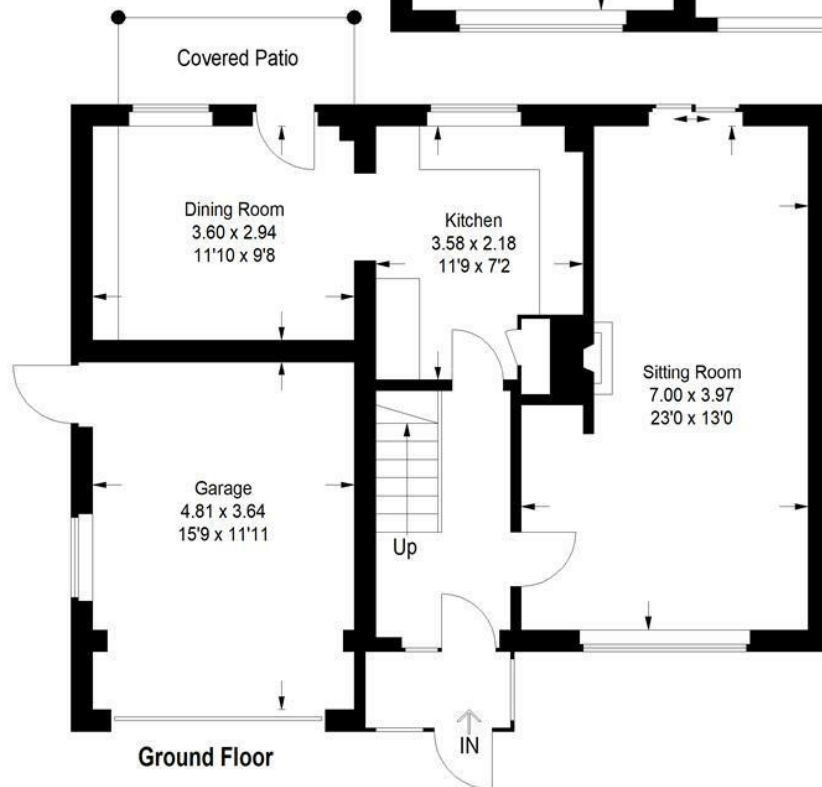
Directions: BOX 410 - R2 From our office in the High Street proceed down Bridge Street and across the mini roundabout and into Bridge Road. At the next roundabout take the right hand exit into Meadow (A3100). Continue along Meadow and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T-junction by the shops, turn right into Summers Road. Continue along Summers Road and just as the road bears sharply round to your left, continue straight ahead continuing along Summers Road and Rowbury will be found as the second turning



Rowbury,
Godalming



ZOOPLA



Approximate Gross Internal Area
Ground Floor = 53.7 sq m / 578 sq ft
First Floor = 69.6 sq m / 749 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 140.8 sq m / 1515 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.