



18 North Street

Farncombe Surrey GU14 3NE

Asking Price: £437,500 Freehold





- Short Walk to Village Centre & Main Line Station
- Easy Reach of Godalming Town Centre
- Extended & Refurbished
- Sitting Room
- Family Room
- Large Kitchen/Dining Room
- Two Bedrooms
- Upstairs Bathroom
- Gas Heating & Double Glazing
- Enclosed Rear Garden



A tastefully refurbished and extended two bedroom end of terrace Edwardian Cottage with private rear garden located in the heart of the village within walking distance of local schools, main line station and excellent range of local shops.







Farncombe Main Line Station – 100 Yards (Waterloo approx. 45 mins)

Village Centre – 100 Yards - 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

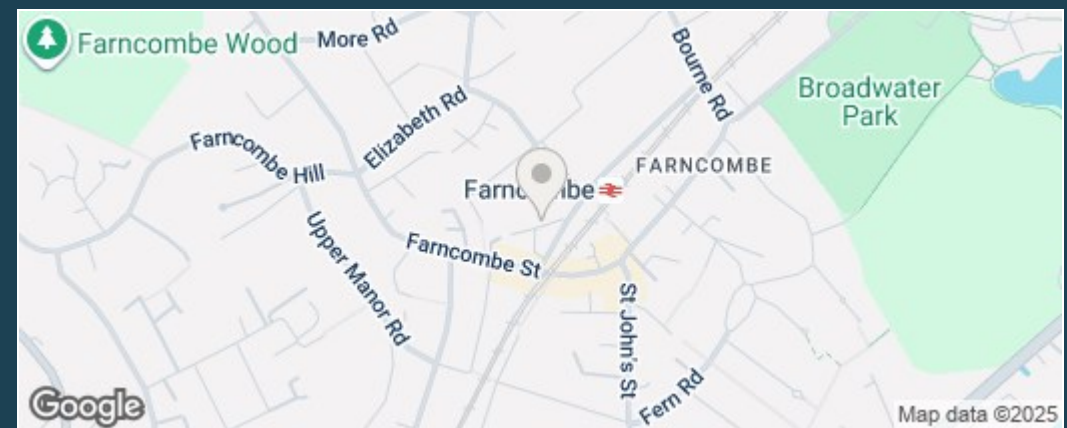
Energy Efficiency Rating TBC

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

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.

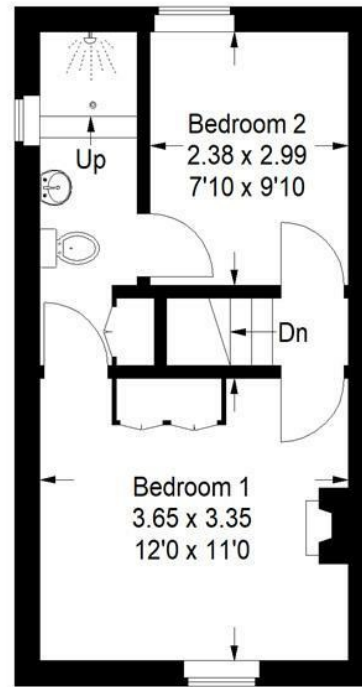
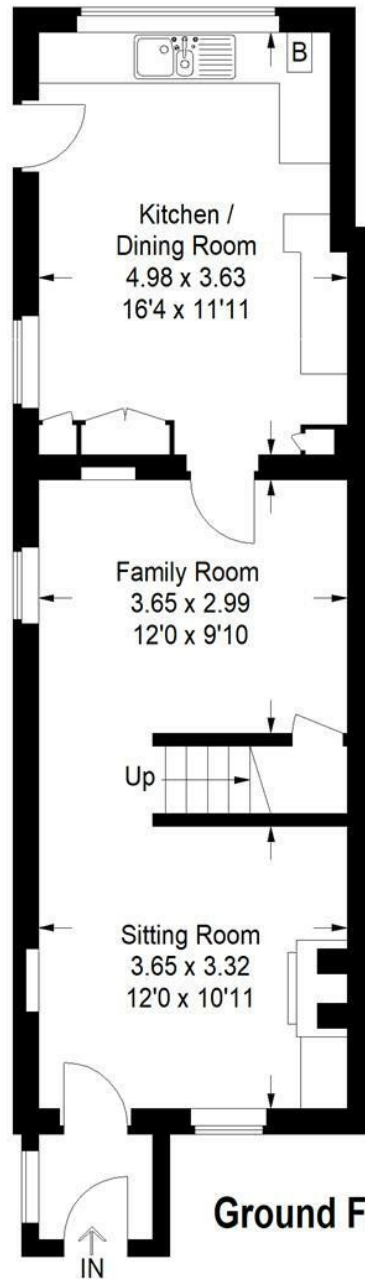


Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Road and then the second right into Nightingale Road. Continue to the end of Nightingale Road and turn right at the 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.



North Street, Farncombe

Approximate Gross Internal Area
Ground Floor = 48.4 sq m / 521 sq ft
First Floor = 27.2 sq m / 293 sq ft
Total = 75.6 sq m / 814 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.



**Emery &
Orchard**
ESTATE AGENTS

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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.