



79 Long Gore

Farncombe GU7 3TW

Asking Price: £525,000 Freehold









- Sitting Room
- Dining Room
- Stylish Fitted Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Driveway
- Garage
- Large Corner Plot



An extended and much improved three bedroom semi detached family house set in a corner plot with an attractive, larger than average, rear garden. The house provides bright and well planned accommodation having benefited from a single storey extension creating a stylish fitted kitchen and useful utility room. The property occupies a convenient location being within easy reach of Farncombe village with its excellent local shops, leisure and recreational facilities, as well as popular schools, nearby bus routes and main line station.















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

Farncombe Village Centre – 0.6 miles Godalming – 1.4 miles

Infant School – 0.5 miles Primary School – 0.3 miles

Secondary School – 0.8 miles

Doctors – 0.5 miles Dentist – 0.5 miles

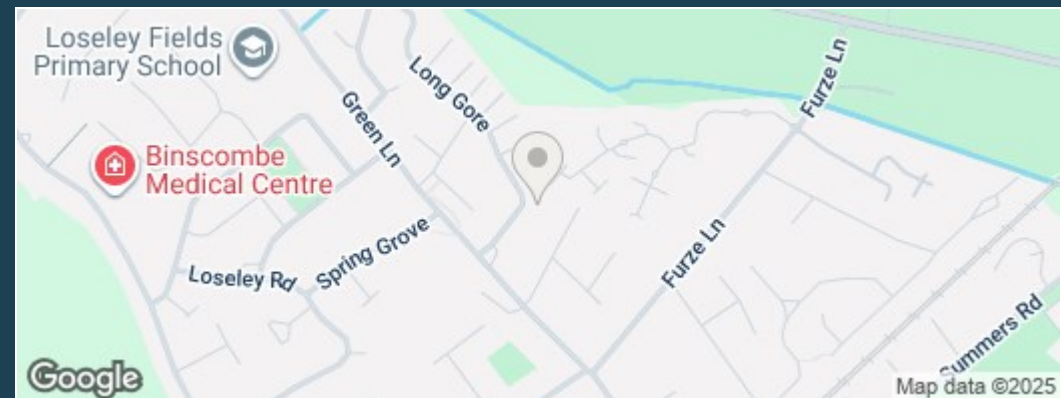
A3 – 2.3 miles M25 – 12.5 miles M3 – 14 miles

Council Tax Band - D Payable - £2,406.18

Energy Efficiency Rating C



Directions: BOX 408 - L1 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 merges with Farncombe Street. At the T-junction turn right into Summers Road bearing round to the left over the railway crossing into Bourne Road that merges into Green Lane. Continue for half a mile passing Barnes Road on your left and then take the next turning right into Long Gore. Number 79 will then be found after a short distance on the right.



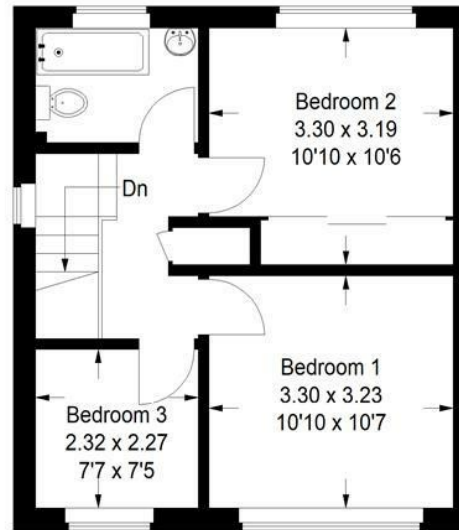


## Long Gore

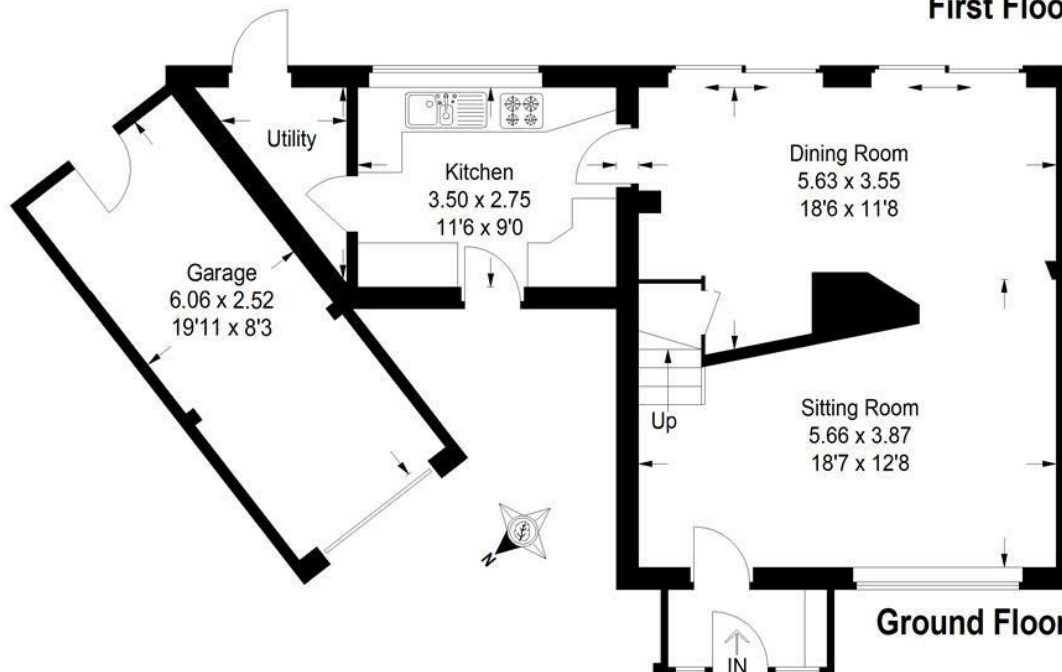
Approximate Gross Internal Area  
Ground Floor = 54.1 sq m / 582 sq ft  
First Floor = 36.7 sq m / 395 sq ft  
Garage = 15.2 sq m / 164 sq ft  
Total = 106 sq m / 1141 sq ft

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.

ZOOPLA



First Floor



Ground Floor



**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.uk

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.

