11 Lower Manor Road

Farncombe Surrey GU7 3EG

Guide Price: £600,000 Freehold

Emery & Orchard
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- No Onward Chain
- Great Potential to Update & Extend (STPP)
- Close To Village Centre & Station
- Impressive Sitting Room
- Dual Aspect Dining Room
- Kitchen
- Garden Room & Utility Room
- Three Bedrooms & Two Bathrooms
- Driveway
- Large Secluded Garden

A most attractive and individual double fronted Victorian semi-detached house offering excellent potential for updating and, if required, extending subject to obtaining any necessary consents. The house provides spacious accommodation that includes three reception rooms, three double bedrooms and two bathrooms. Outside there is a driveway and large secluded garden. The property occupies a great location being within easy reach of both Godalming and Farncombe village centres offering an excellent range of shops, restaurants, leisure and recreational facilities as well as popular schools, nearby bus routes and only 0.2 miles from the station.

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Farncombe Station – 0.2 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.7 miles

Infant School – 0.3 miles Junior School – 0.5 miles

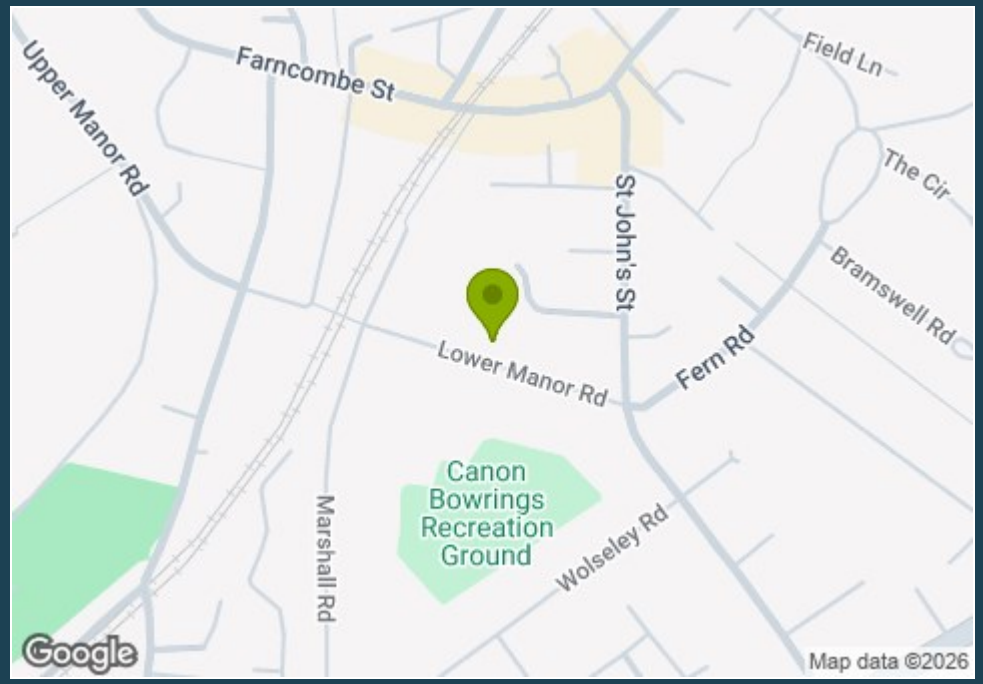
Secondary School – 0.8 miles

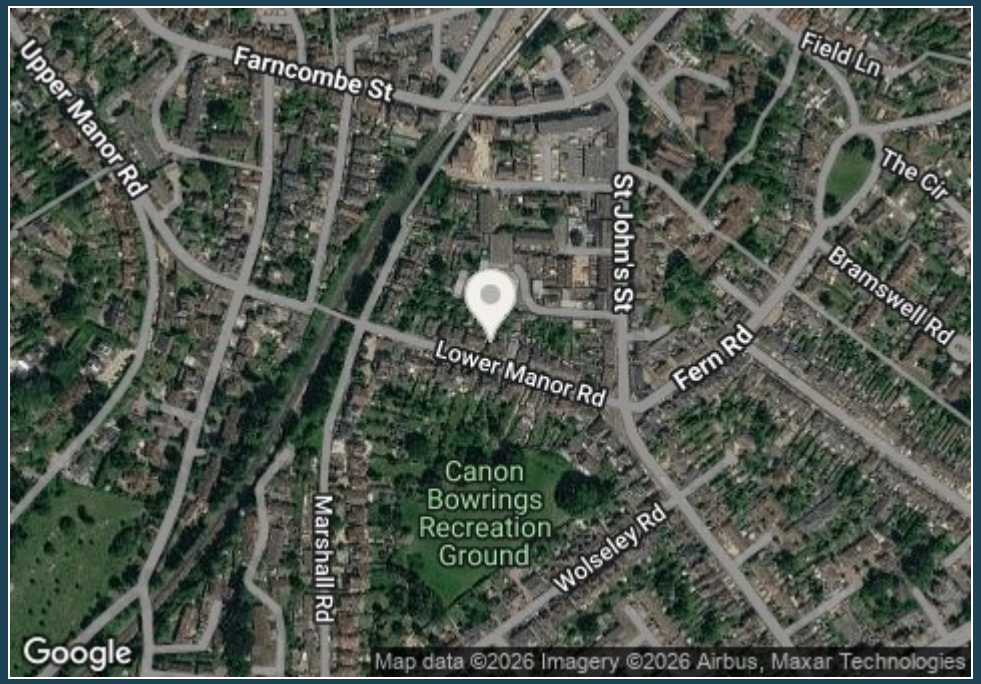
Doctors – 0.7 miles Dentist – 0.7 miles

A3 – 2.8 miles M25 – 15 miles

Energy Efficiency Rating - D

Council Tax Band -D = £2643.33 (2026/27)





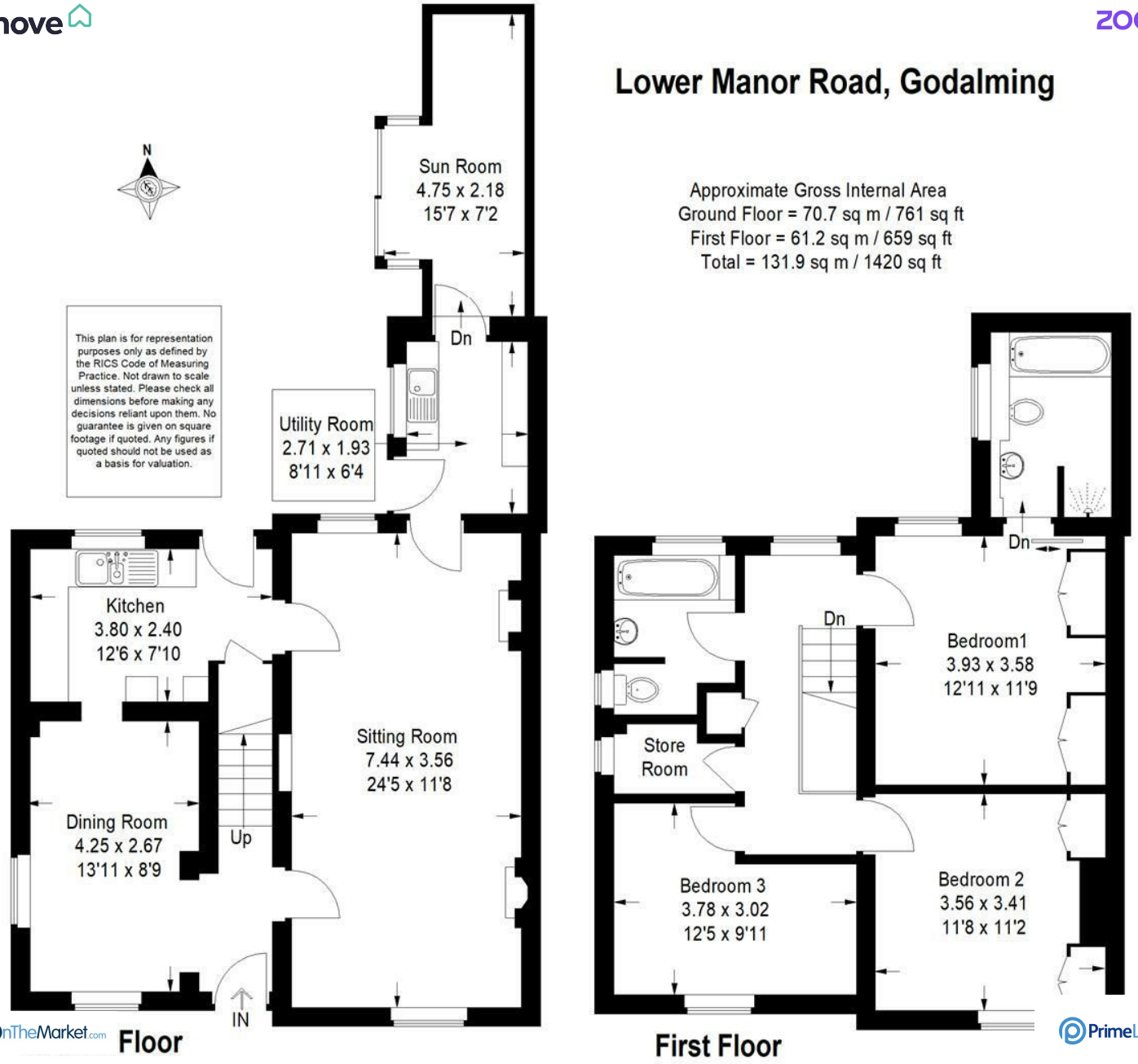
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the A3100 Meadrow towards Guildford and then take the third turning on your left hand side into Hare Lane. At the top of Hare Lane at the crossroads turn left into Lower Manor Road and the property will be found about halfway along the road on the right hand side where you should see our for sale board.

rightmove

ZOOPLA

Lower Manor Road, Godalming

Approximate Gross Internal Area
Ground Floor = 70.7 sq m / 761 sq ft
First Floor = 61.2 sq m / 659 sq ft
Total = 131.9 sq m / 1420 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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The Property Ombudsman

APPROVED CODE

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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.