



2 Furze Lane

Farncombe Surrey GU7 3NW

Guide Price: £425,000 Freehold





- No Onward Chain
- Easy Reach of Village Centre
- Close to Local Schools & Main Line Station
- 24ft Double Aspect Living/Dining Room
- Kitchen & Utility Room
- Conservatory
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden with Useful Garden Office
- Driveway & Garage



A two bedroom semi detached chalet style house requiring modernisation offering bright and spacious accommodation including a useful garden office. The property is conveniently located within easy reach of Farncombe village centre which offers an excellent range of local amenities including a main line station to Waterloo, schools to suit all age groups and a good selection of shops.







Main Line Station – 0.4 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.5 miles Godalming – 1.4 miles

Infant School – 0.5 miles Primary School – 0.6 miles

Secondary School – 0.6 miles

Doctors – 0.8 miles Dentist – 0.6 miles

A3 – 2.5 miles M25 – 12.5 miles M3 – 14 miles

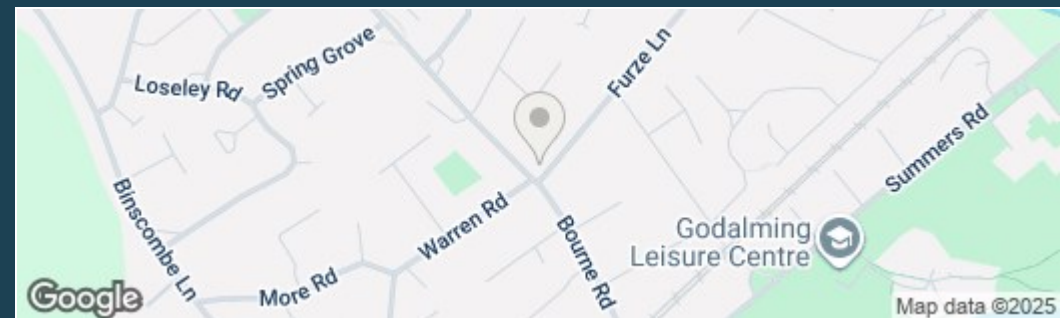
Council Tax Band – D Payable – £ 2,519.93 (2025/26)

EPC Rating – tbc



Directions: BOX 409 - F1 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 right hand exit on to 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 in the centre of Farncombe village turn right into Summers Road. Continue along Summers Road bearing sharply round to the left and over the level crossing into Bourne Road . Furze Lane will then be found as the third turning on your right hand side.



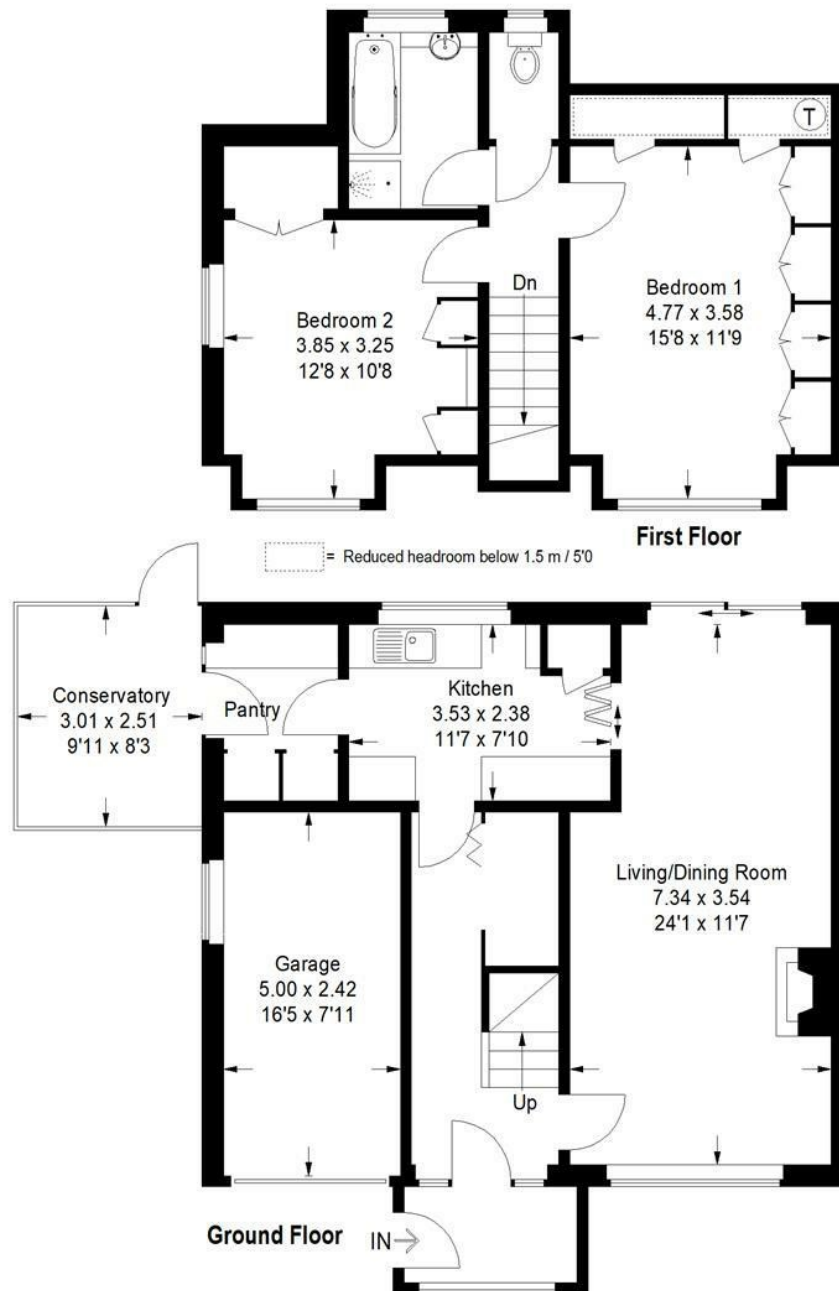


**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

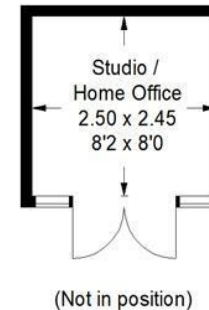
email:office@emery-orchard.co.uk



Approximate Gross Internal Area
Ground Floor = 60.4 sq m / 650 sq ft
First Floor = 44.5 sq m / 479 sq ft
Garage + Studio = 18 sq m / 194 sq ft
Total = 122.9 sq m / 1323 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.



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.