



40 Farncombe Street

Farncombe Surrey GU7 3LJ

Asking Price: £400,000 Freehold





- Short Walk of Shops & Mainline Station
- Entrance Hall & Cloakroom
- Living Room
- Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom & En-suite Shower Room
- Gas Heating & Double Glazing
- Two Parking Spaces
- Easily Maintained Gardens



An attractive two bedroom end of terraced house with two shower rooms, two parking spaces and an easily maintained garden. The property occupies a great location, forming part of a small private development, only a short distance from Farncombe village centre with its excellent local shops, leisure and recreational facilities as well as nearby bus routes and the main line station.



















Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.1 miles Godalming – 0.9 miles

Infant School – 0.2 miles Junior School – 0.7 miles

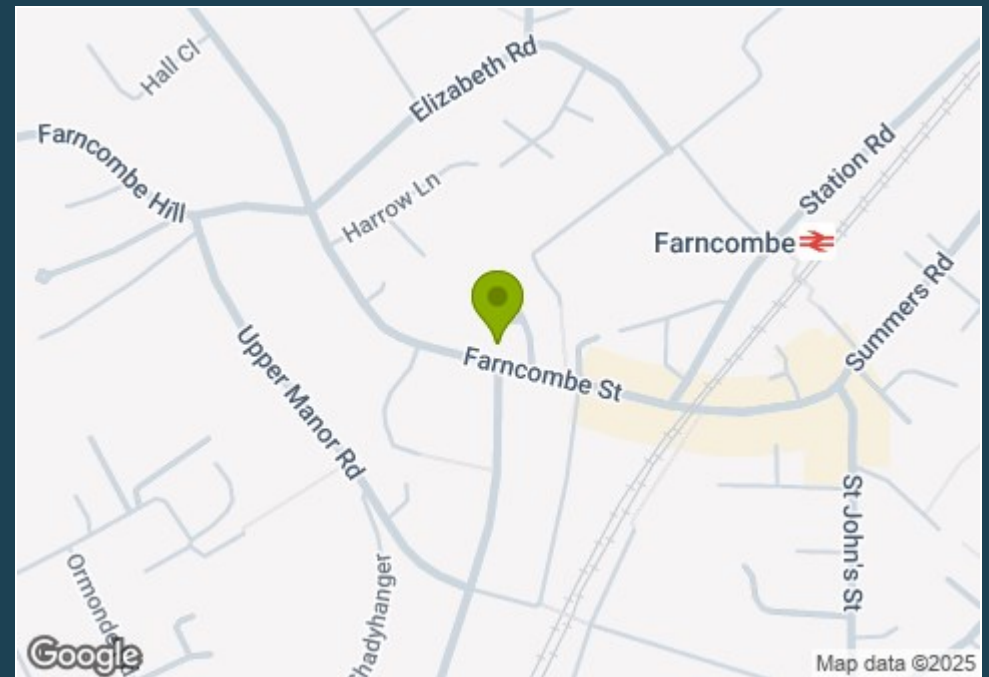
Secondary School – 0.8 miles

Doctors – 0.6 miles Dentist – 0.3 miles

A3 – 2 miles M25 – 14.5 miles M3 – 13 miles

Council Tax Band – D Payable – £2406.18 EPC Rating – D

There is a residents association that maintains the common parts and the annual charge is approximately £200.



Directions: BOX 404 - F1 From our office in the High Street proceed down Bridge Street and at the mini roundabout continue straight across into Bridge Road. At the next roundabout turn left into Chalk Road and second right into Nightingale Road. Continue to the end of Nightingale Road to the junction with Farncombe Street and Number 40 will then be seen almost directly opposite the T junction.



Approximate Gross Internal Area :-  
 Ground Floor 35.2 sq mt / 378 sq ft  
 First Floor 30.9 sq mt / 332 sq ft  
 Total 66.1 sq mt / 710 sq ft

**Farncombe Street  
Farncombe**



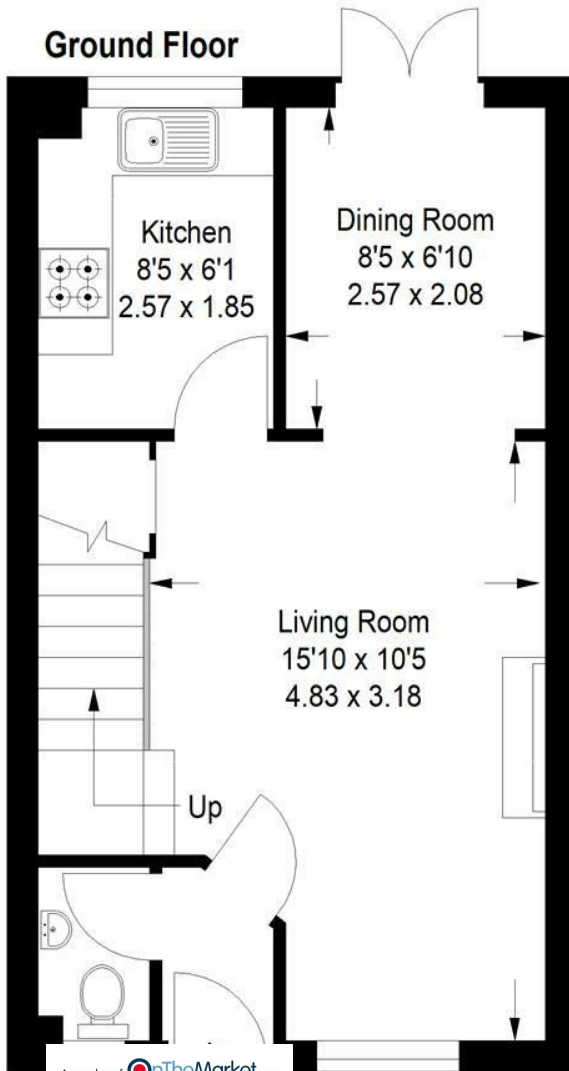
**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

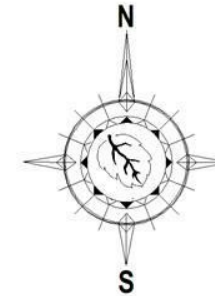
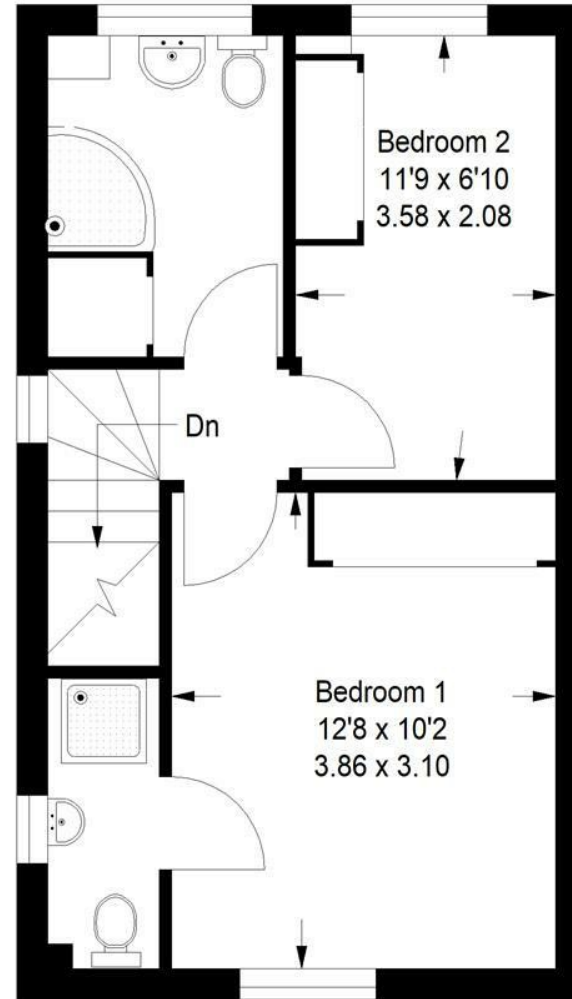
20 High Street  
Godalming  
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email:office@emery-orchard.co.uk

**Ground Floor**



**First Floor**



**FLOOR PLANS**

01483 755510 Ref B5545/SC

**Disclaimer:**

This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches.

Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions

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.