



45 Silo Road

Farncombe GU7 3PA

Guide Price: £525,000 Freehold









- Potential To Extend & Improve (STPP)
- Living Room
- Kitchen
- Cloakroom
- Four Bedrooms
- Bathroom
- Attic
- Large Drive Through Integral Garage
- Driveway
- Large Attractive Garden



An extended four bedroom semi-detached family house having a large integral garage and offering potential to improve and further extend, subject to any necessary consents. The property, which benefits from gas central heating, double glazing and has fabulous rear garden, occupies a popular location within easy reach of Farncombe village centre with its excellent local shops, leisure and recreational facilities, popular schools, bus routes and main line station.















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

Farncombe Village Centre – 0.5 miles Godalming – 1.3 miles

Infant School – 0.4 miles Primary School – 0.6 miles

Secondary School – 1.3 miles

Doctors – 0.8 miles Dentist – 0.6 miles

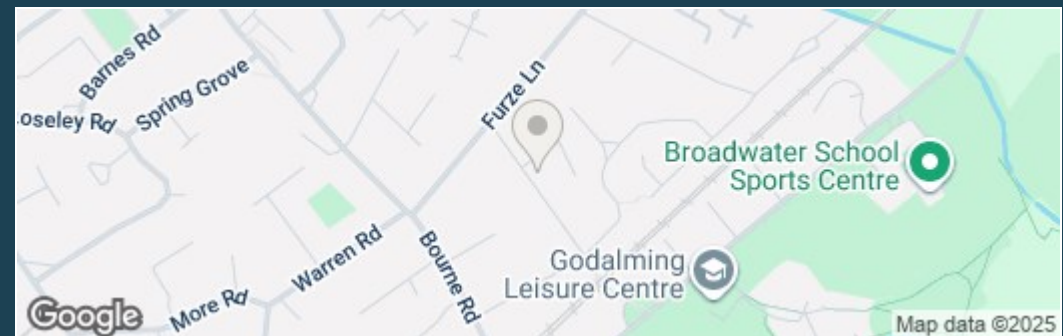
A3 – 2.3 miles M25 – 13.5 miles M3 – 13 miles

Council Tax Band – E Payable – £3079.90p 2025/26)

EPC Rating – D

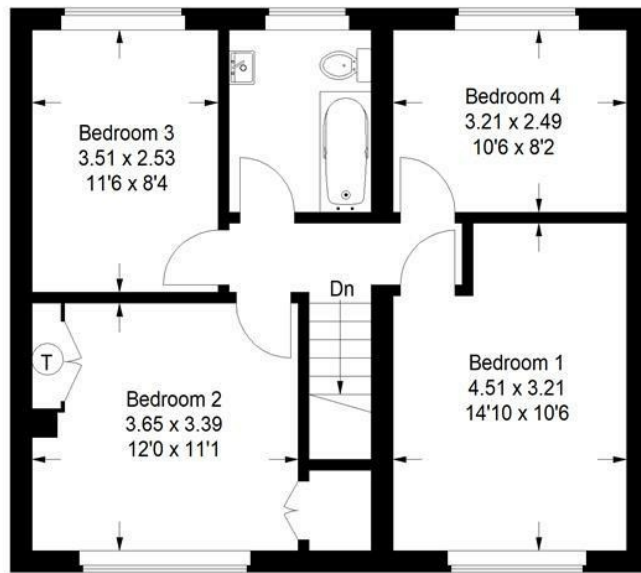


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit into Meadow/A3100 and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane, which leads into St John's Street, and at the T Junction turn right into Summers Road. Continue along Summers Road, bearing sharp left and over the level crossing into Bourne Road taking the first turning on your right hand side into Orchard Field Road. Continue to the end of Orchard Field Road and turn left into Silo Road. Number 45 will be found towards the end on the right hand side.





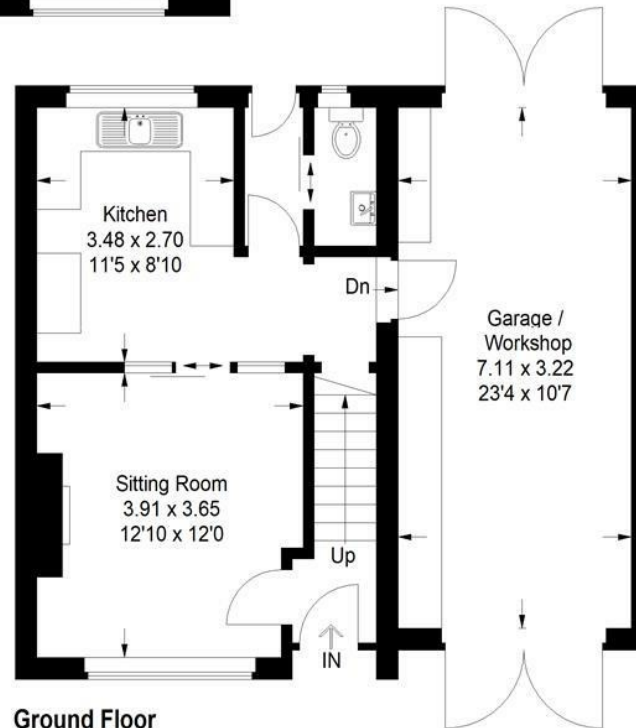
## Silo Road, Farncombe



First Floor



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.



Ground Floor

Approximate Gross Internal Area  
Ground Floor = 60.9 sq m / 655 sq ft  
(Including Garage)  
First Floor = 58.3 sq m / 627 sq ft  
Total = 119.2 sq m / 1282 sq ft



**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.