



4 Manor Gardens

Farncombe Surrey GU7 3LL

Asking Price: £409,500 Freehold

- Short Walk of Village Centre & Main Line Station
- Located in a Small Cul De Sac
- 25ft Living/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Heating & Double Glazed Windows
- Small Enclosed Private garden
- Garage in Seperate Block
- Easy Reach of Godalming Town centre



A bright and well planned three bedroom family home with garage, occupying a very convenient location less than a mile from Godalming High Street. The property is set in an elevated position in a small cul de sac and is only a short walk of Farncombe village centre with its excellent local shops, leisure & recreational facilities, popular schools, bus routes and main line station serving London Waterloo.





Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.2 miles Godalming – 0.9 miles

Infant School – 0.3 miles Junior School – 0.7 miles

Secondary School – 0.8 miles

Doctors – 0.8 miles Dentist – 0.3 miles

A3 – 2.0 miles M25 – 14.5 miles M3 – 14.0 miles

Council Tax Band – D Payable – £2295.67 EPC Rating – C



BOX 408 - M3 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 first exit left into Chalk Road and then second right into Nightingale Road. Continue to the end of Nightingale Road and at the T junction turn left into Farncombe Street. Continue along Farncombe Street and after a short distance Manor Gardens will be found as the first turning on your left hand side.



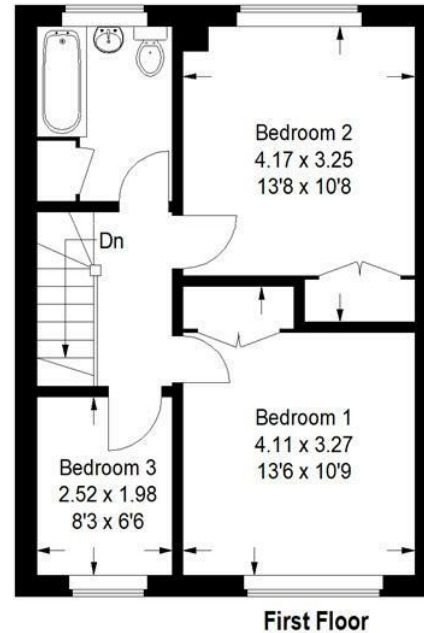


**Emery &
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Approximate Gross Internal Area
Ground Floor = 44.5 sq m / 479 sq ft
First Floor = 40.8 sq m / 439 sq ft
Total = 85.3 sq m / 918 sq ft
(Excluding Garage)

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.