



3 Molyneux Road

Farncombe GU7 3NJ

Guide Price: £565,000 Freehold



- No Onward Chain
- Small Cul-De-Sac
- Short Walk of Main Line Station & Village Centre
- Sitting Room
- Family Room with Adjoining Dining Area
- Kitchen & Utility Room
- Cloak/Shower Room
- Three Bedrooms & Bathroom
- Double Glazing & Gas Heating
- Driveway, Garage and Enclosed Rear Garden



A bright, spacious and adaptable detached three bedroom family home with driveway, garage and south east facing rear garden. The house is conveniently located in a small cul de sac only a short walk from the village centre and main line station.















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

Centre (Village) – 0.4 miles Godalming – 1.1 miles

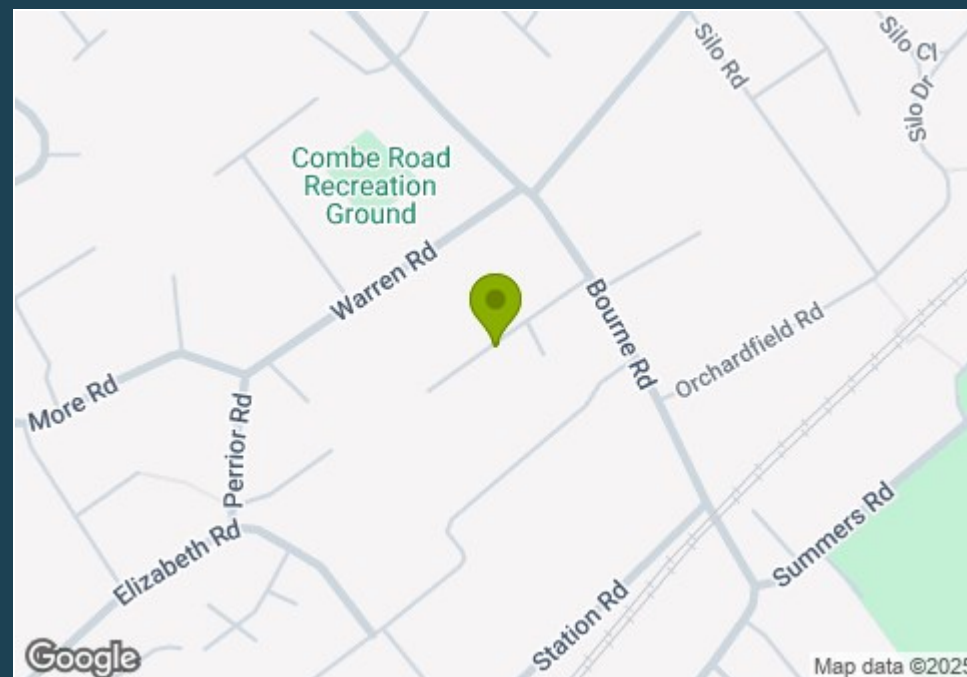
Infant School – 0.3 miles Junior School – 0.8 miles

Secondary School – 0.6 miles Doctors – 0.9 miles Dentist – 0.5 miles

A3 – 2.8 miles M25 – 2.8 miles M3 – 13.8 miles

Council Tax Band - D Payable - £2,216

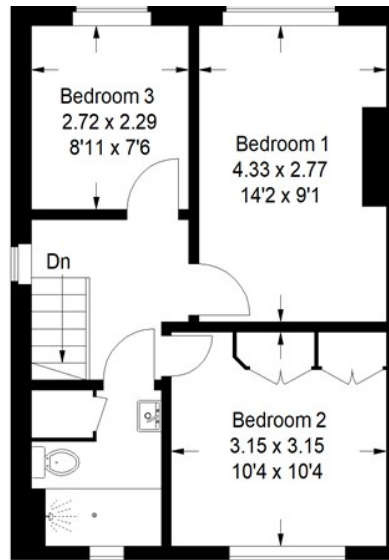
Energy Efficiency Rating D.



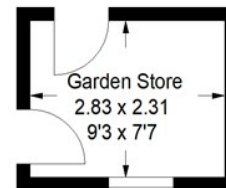
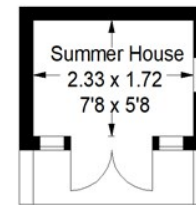
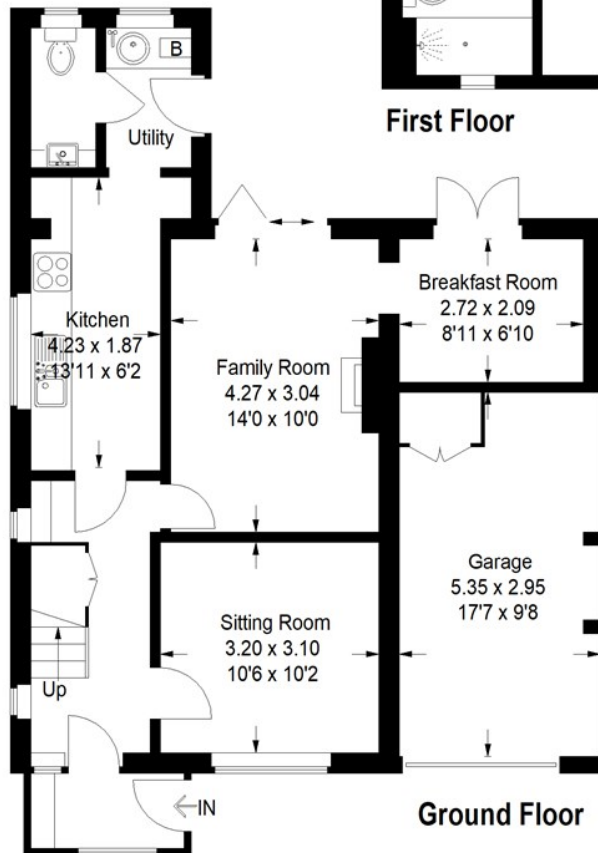
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit into Meadrow (A3100) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction turn right into Summers Road. Continue along Summers Road bearing sharp left and over the level crossing into Bourne Road. Molyneux Road will then be found as the third turning on your left hand side.



Approximate Gross Internal Area  
Ground Floor = 56 sq m / 603 sq ft  
First Floor = 39.8 sq m / 428 sq ft  
Summer House = 4 sq m / 43 sq ft  
Garage = 15.8 sq m / 170 sq ft  
Garden Store = 6.5 sq m / 70 sq ft  
Total = 122.1 sq m / 1314 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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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.