



27 Warren Road

Farncombe GU7 3SH

Guide Price: £425,000 Freehold



- No Onward Chain
- Requiring Full Refurbishment
- Potential to Extend (STPP)
- Easy Reach of Village Centre
- Short Walk to Main Line Station (Waterloo 45mins)
- Sitting Room
- Kitchen with Adjoining Bathroom
- Three Bedrooms
- Good Size Rear Garden
- Off Road Parking



A three bedroom detached house requiring full refurbishment and offering excellent potential to extend (STPP). The house is located in a mature residential road and is within easy reach of the village centre, main line station and schools to suit all age groups.









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

Farncombe Village Centre – 0.4 mile Godalming – 1.1 miles

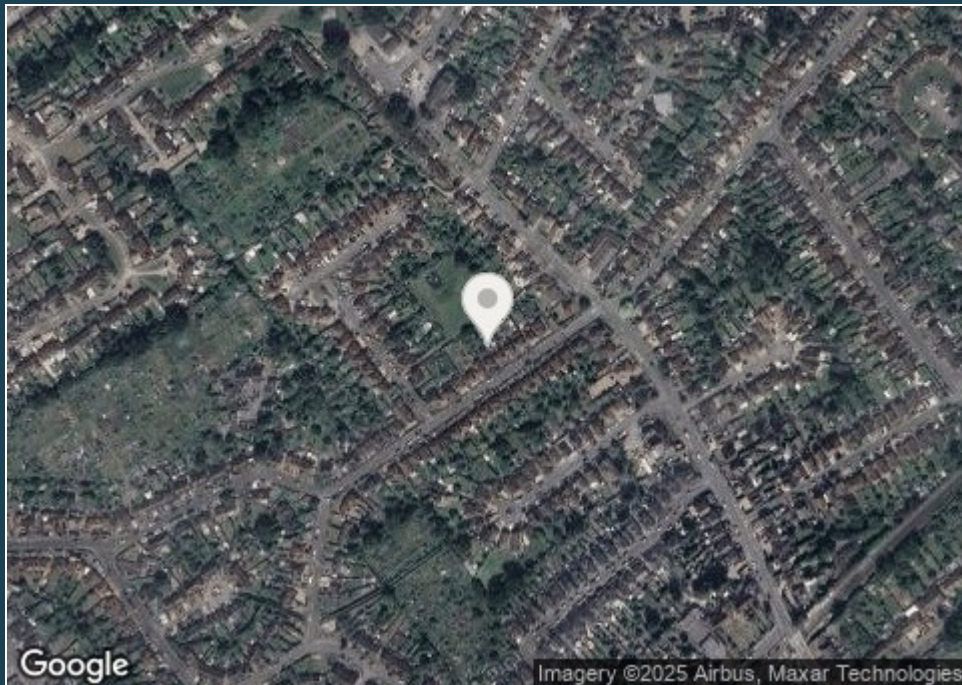
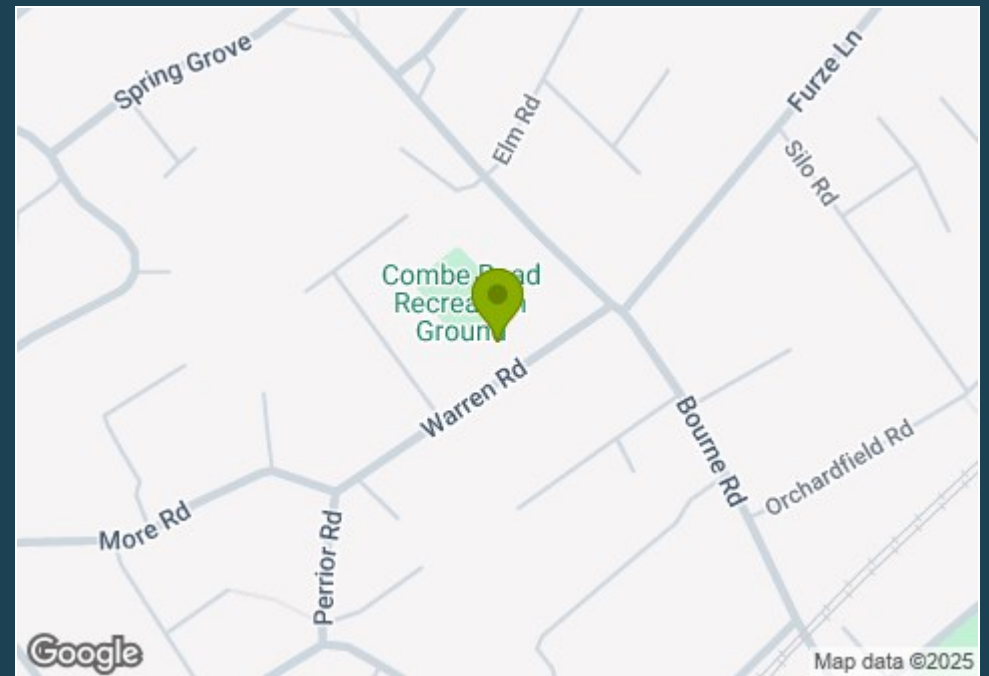
Infant School – 0.3 mile

Secondary School – 0.6 miles - Doctors – 1.1 miles Dentist – 0.4 miles

A3 – 2.2 miles M25 – 13.7 miles M3 – 14.1 miles

Energy Efficiency Rating - F

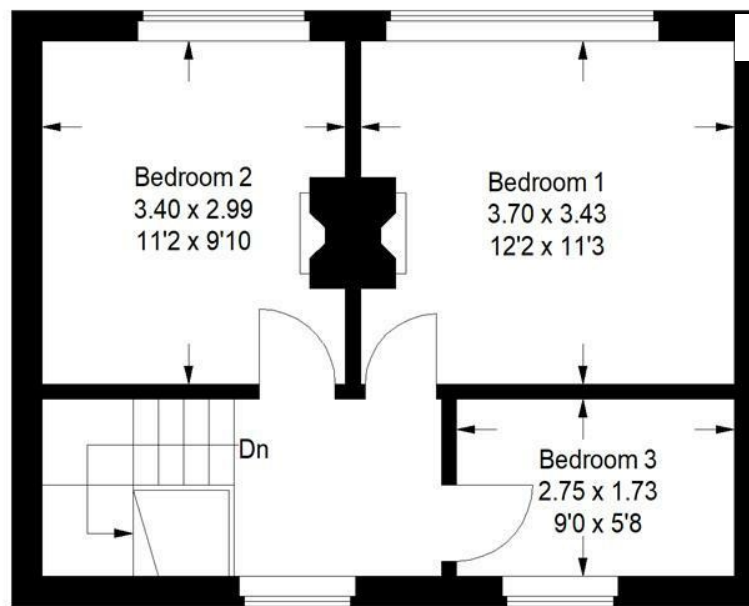
Council Tax Band D – Payable £2519.93 (2025/26)



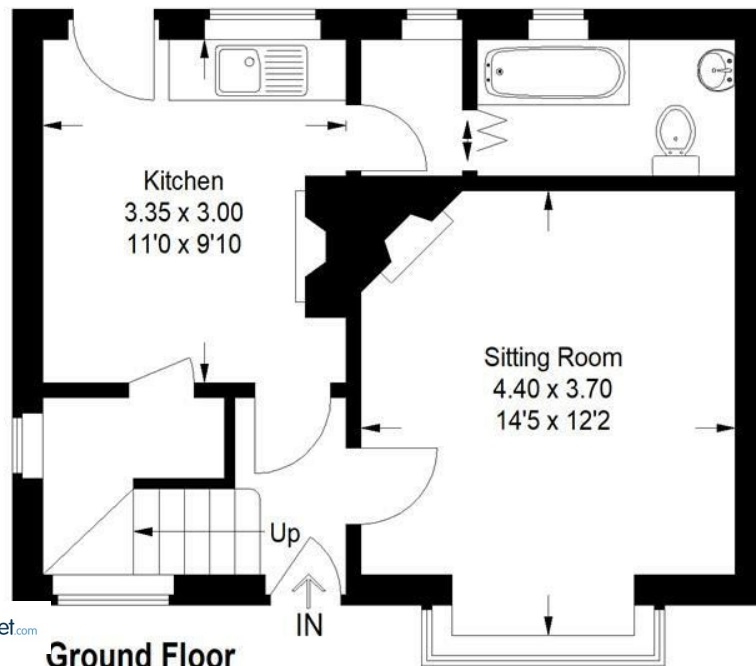
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next mini roundabout take the right hand exit on to Meadow (A3100). Continue along Meadow for approximately 1/3 mile and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction turn right into Summers Road. Continue along Summers Road bearing round sharply to the left and over the level crossing into Bourne Road. Continue along Bourne Road and the turning for Warren Road will be found as the third turning on your left hand side.

Warren Road, Farncombe

Approximate Gross Internal Area
Ground Floor = 37.7 sq m / 406 sq ft
First Floor = 36.3 sq m / 391 sq ft
Total = 74 sq m / 797 sq ft



First Floor



Ground 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.



**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.