



13 Manor Gardens
Farncombe Surrey GU17 3LL
Guide Price: £415,000 Freehold





- Highly Convenient Location
- Sitting Room
- Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Secluded garden
- Garage In Block
- Far Reaching Views



A bright and well planned three bedroom family home with garage, occupying a great location and enjoying far reaching views. The property is set in an elevated position at the end of a small cul de sac close to the centre of Farncombe village with its excellent local shops, leisure & recreational facilities, popular schools, bus routes and main line station and less than a mile from Godalming High Street.







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

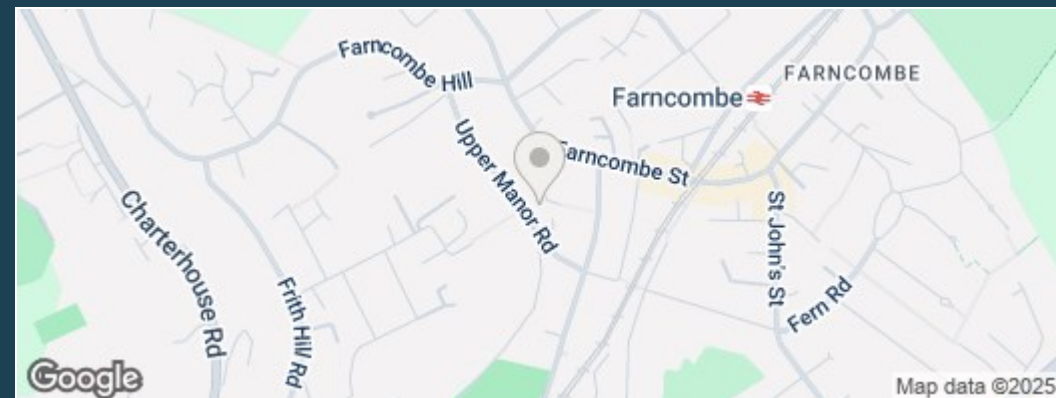
Doctors – 0.8 miles Dentist – 0.3 miles

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

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

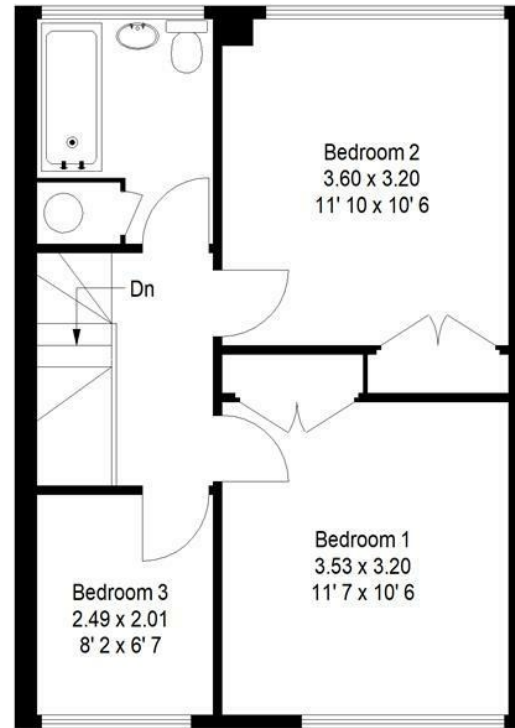
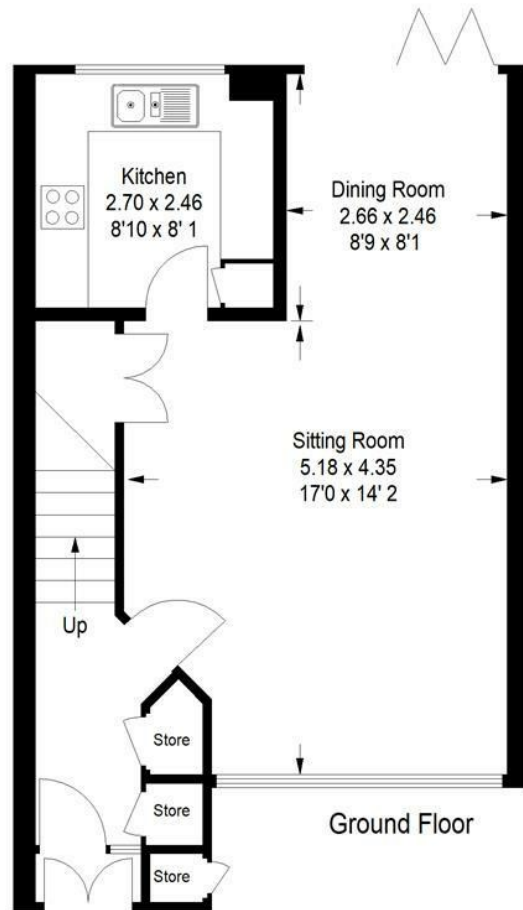


Directions: BOX 408 - M2 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first exit left into Chalk Road and then second right into Nightingale Road. Continue to the end of Nightingale Road and at the T junction 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. Number 13 will be found at the end of the cul de sac on the right.



Manor Gardens, Farncombe

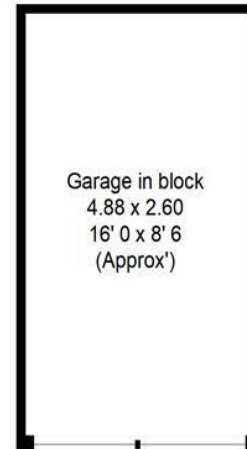
APPROX. GROSS
INTERNAL FLOOR AREA : 938 SQFT / 87.1 SQM
(Excluding Garage)



First Floor



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



ZOOPLA



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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.