

123 Summers Road

Farncombe Surrey GU7 3BJ

Guide Price: £725,000 Freehold

Emery & Orchard
ESTATE AGENTS



- Overlooking Playing Fields & Close To The Station
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Fitted Kitchen/Breakfast Room
- Superb Conservatory with Tiled Roof
- Five Bedrooms
- Family Bathroom & Ensuite Shower Room
- Double Glazing & Gas Central heating
- Wide Driveway & Large Garage
- Fabulous Garden



A most attractive and much improved semi detached family home with a fabulous garden and enjoining views at the front across playing fields. The house has been thoughtfully extended and provides bright and well planned accommodation ideally suited to family life. The house features a cloakroom, sitting room, dining room, large kitchen/breakfast room and superb conservatory with tiled roof. There are also five bedrooms and a good size family bathroom and ensuite shower room. Outside there is a wide driveway and large integral garage while the gardens are a particular feature. The house occupies a great location being within easy reach of Farncombe village centre with it's excellent local shops, leisure & recreational facilities, popular schools, bus routes and station.




DRINK
PEPSI-COLA




















WELCOME





Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.5 miles Godalming – 1.4 miles

Infant School – 0.6 miles Junior School – 1.1 miles

Secondary School – 150 meters

Doctors – 1 mile Dentist – 1 mile

A3 – 2.7 miles M25 – 11.5 miles M3 – 14 miles

Council Tax Band – D Payable – £2643.33p (20206/27) *

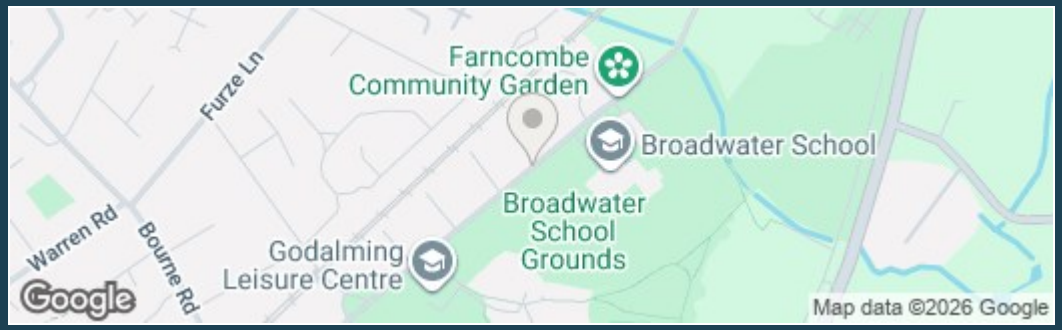
EPC Rating – D

* As the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale.





Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout and into Bridge Road. At the next roundabout take the right hand exit into Meadrow (A3100). Continue along Meadrow 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 by the shops, turn right into Summers Road. Just as the road bears sharply round to your left, continue straight ahead continuing along Summers Road for 0.3 of a mile and 123 Summers Roady will be found on your left hand side.



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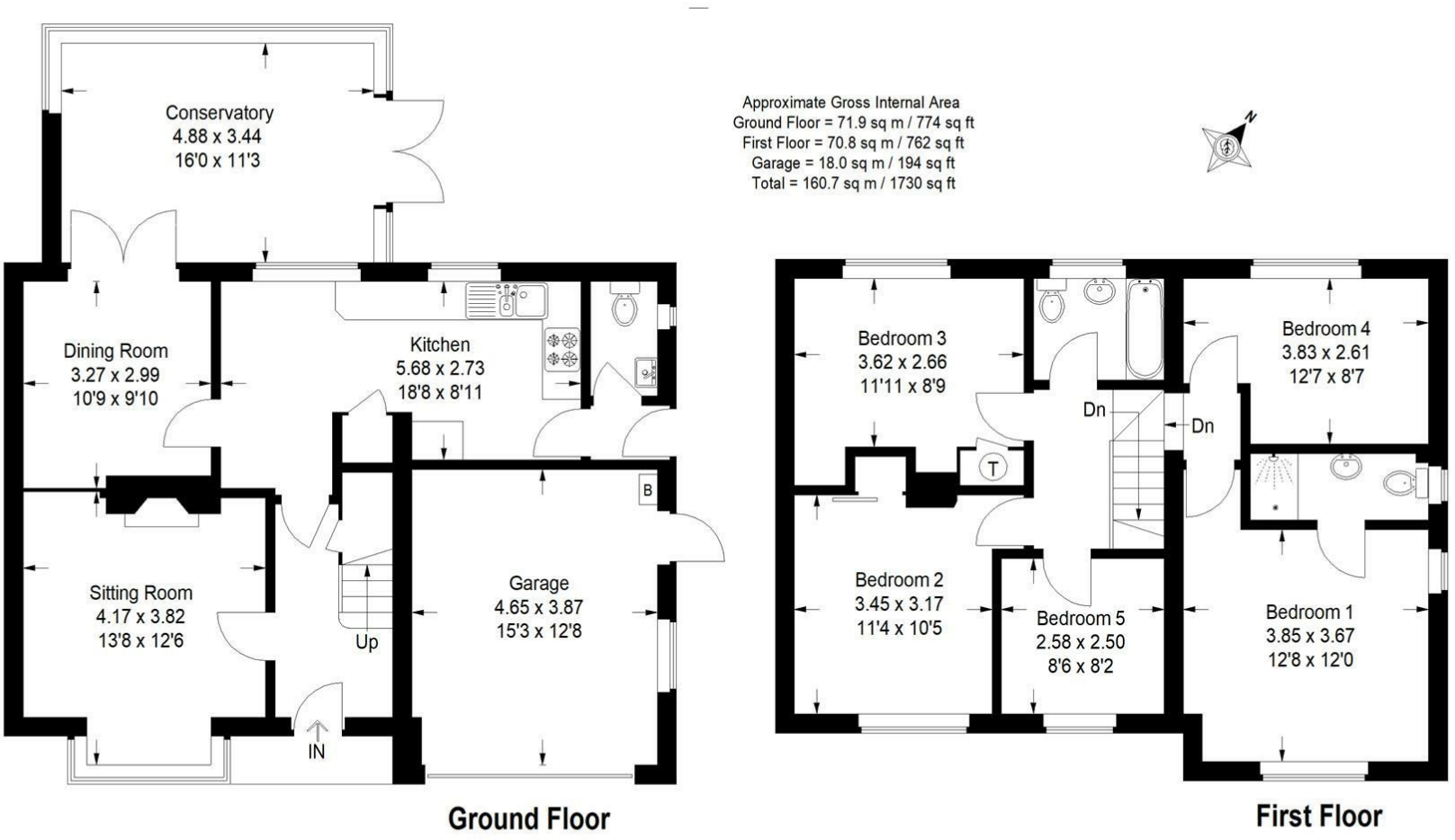

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as 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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.