



# 34 Farncombe Hill

Codalming GU7 2AU

Guide Price: £599,500 Freehold









- Attractive Hall Stairs & Landing
- Delightful Bay Fronted Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- First Floor Bathroom
- Gas Central Heating
- Attractive Rear Garden
- Convenient Location
- Only 1/2 A Mile From The Station



A delightful three bedroom Victorian semi-detached house, having a wealth of character features, providing bright and well planned accommodation that includes a wonderful bay fronted sitting room with original fireplace, dining room, good size kitchen/breakfast room with doors leading onto the patio and garden. There are also three bedrooms, a stylish bathroom and an attractive rear garden. The house occupies a great location being within easy reach of both Farncombe & Godalming centres offering an excellent range of shops, leisure and recreational facilities as well as popular schools and less than half a mile from the station.















Main Line Station – 0.4 miles (Waterloo approx. 45 mins)

Farncombe Village Centre – 0.4 miles

Godalming – 1 mile

Infant School – 0.3 miles Junior School – 0.8 miles

Secondary School – 1 mile

Doctors – 0.6 miles Dentist – 0.3 miles

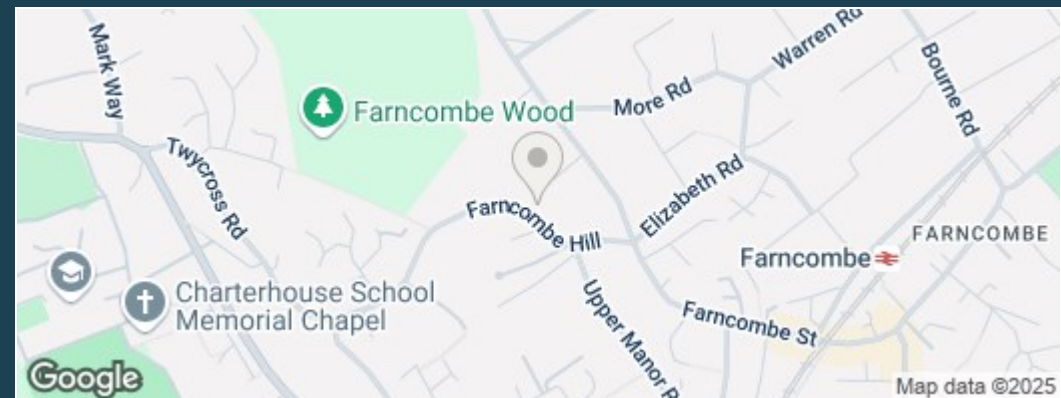
A3 – 1.8 miles M25 – 13.5 miles M3 – 14 miles

Council Tax Band – E Payable – £3079.90 (2025/26)

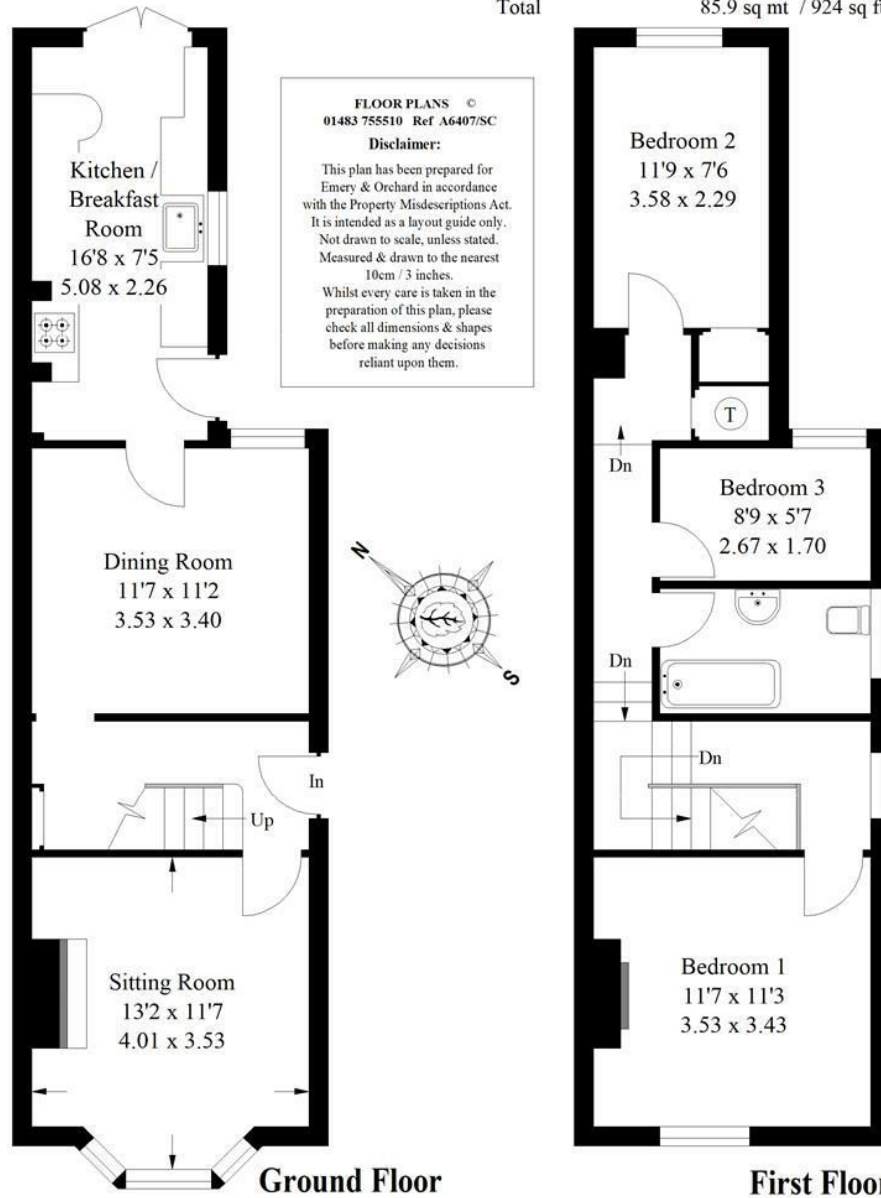
EPC Rating – E



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 first exit left into Chalk Road and the second right into Nightingale Road. Continue along Nightingale Road and take the second turning on your left hand side just before the Cricketers Public House into Upper Manor Road. Continue to the end of Upper Manor Road and turn left into Farncombe Hill. Number 34 will then be found after a short distance on your right hand side.







**Emery & Orchard**  
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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.