



32 Kings Road

Farncombe Surrey GU7 3ET

Guide Price: £400,000 Freehold



- Popular & Convenient Location
- No Onward Chain
- Sitting Room
- Dining Room
- Fitted Kitchen
- Bathroom
- Three Bedroom
- Double Glazing & Gas Central Heating
- Parking Space
- Large Garden



An attractive three bedroom end of terraced Victorian cottage with large garden and off road parking providing well planned accommodation that includes a delightful sitting room, dining room, fitted kitchen and bathroom, as well as benefiting from double glazing and gas central heating. The property occupies a great location being within easy reach of Farncombe village centre with its excellent local shops, leisure and recreational facilities, popular schools and main line station and less than a mile from Godalming High Street.









Main Line Station – 0.4 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.4 miles Godalming – 0.8 miles

Infant School – 0.5 miles Junior School – 0.5 miles

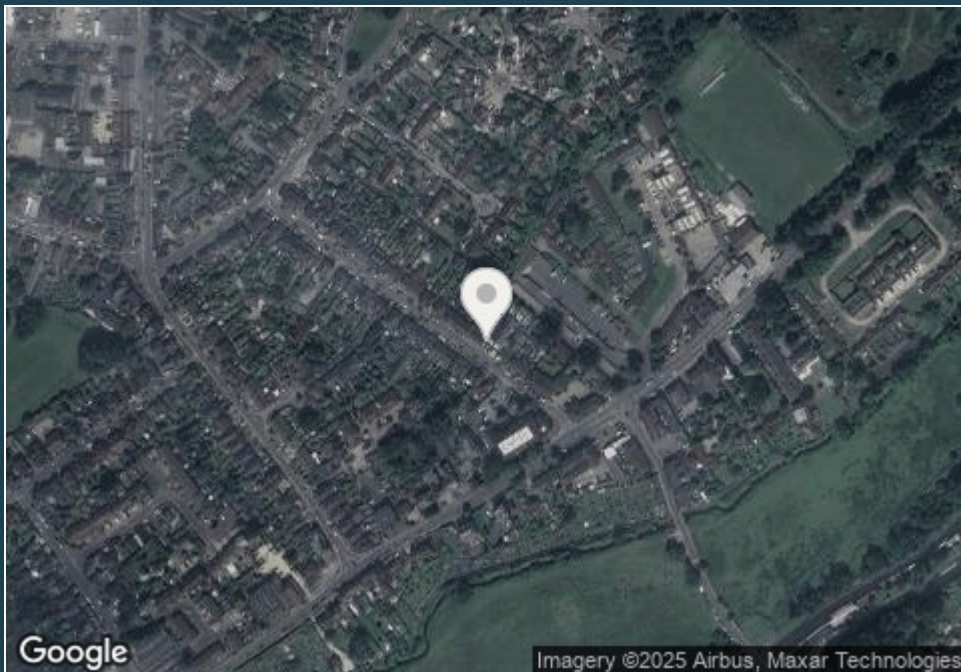
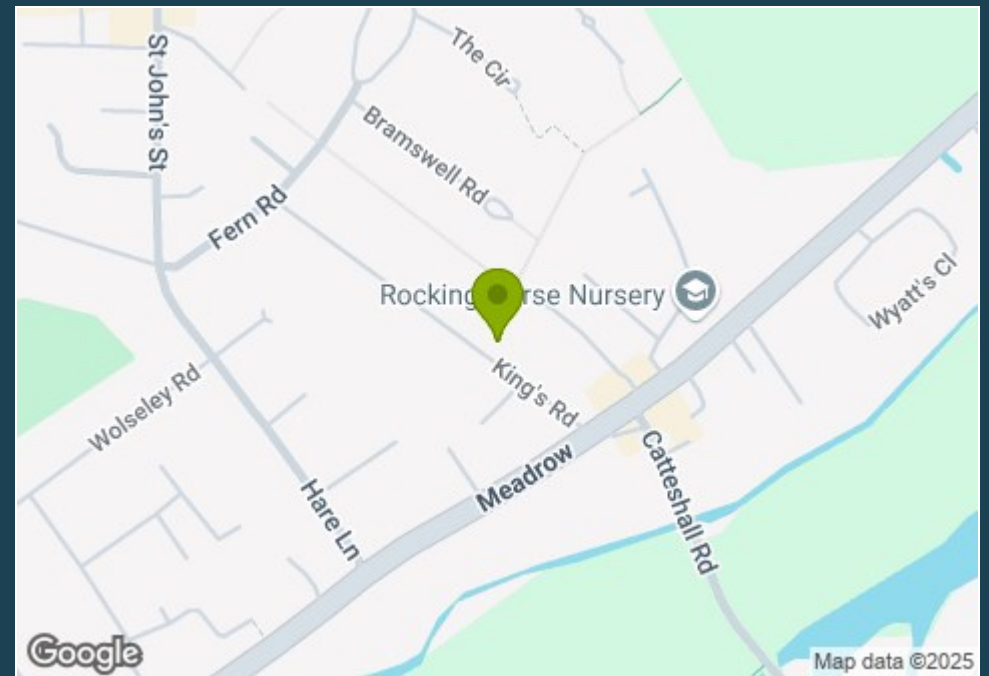
Secondary School – 0.9 miles

Doctors – 0.3 miles Dentist – 0.8 miles

A3 – 2.7 miles M25 – 12.5 miles M3 – 15 miles

Council Tax Band - D Payable - £2,188

Energy Efficiency Rating C



Directions: BOX 406 - K1 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 turning into Meadow (A3100). Continue along Meadow and take the fourth turning on your left hand side into Kings Road. Continue along Kings Road and Number 32 will be found after a short distance on your right hand side.



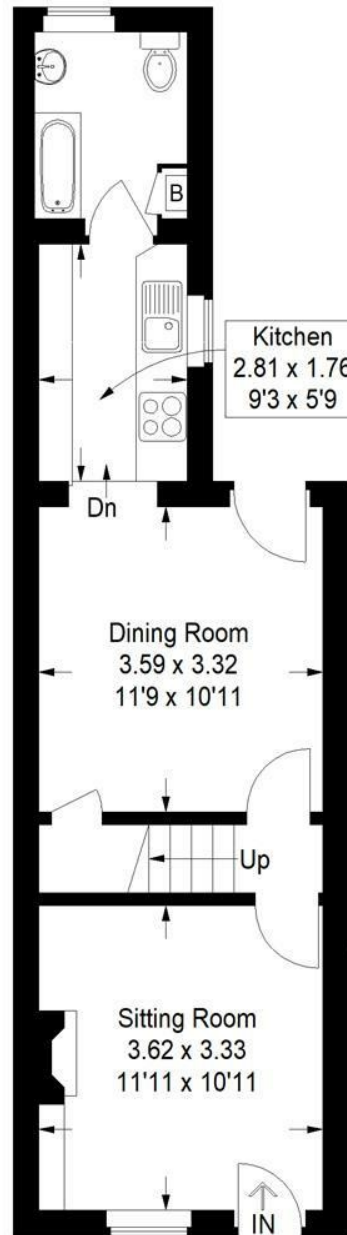
**Emery &
Orchard**
ESTATE AGENTS

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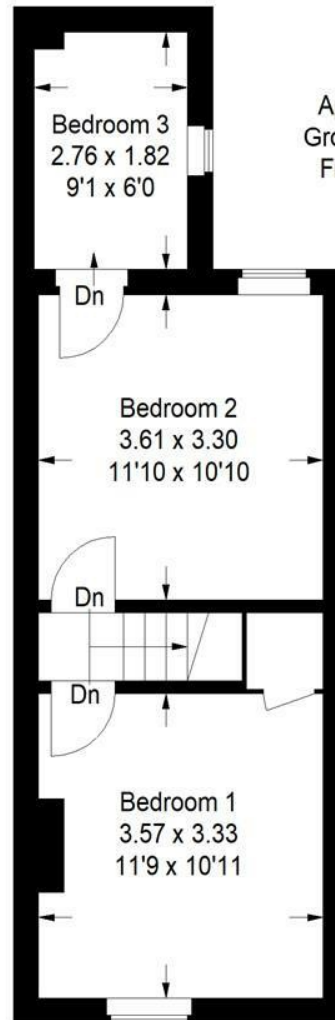
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Kings Road, Farncombe



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 38.1 sq m / 410 sq ft
First Floor = 33.4 sq m / 359 sq ft
Total = 71.5 sq m / 769 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.

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.