



32 George Road

Farncombe GU7 3LS

Guide Price: £625,000 Freehold





- Short Walk of Main Line Station & Village Centre
- Easy Reach of Godalming Town Centre
- Bay Fronted Sitting room with open Fireplace
- Family Room
- 21ft Open Plan Kitchen/Dining Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Secluded garden



An attractive three bedroom Victorian semi-detached house offering bright, spacious and adaptable accommodation which includes a superb 21' open plan kitchen/dining room. The house is ideally located in a no through road in the heart of Farncombe Village being only a few minutes level walk from the main line station and excellent local shops, popular schools.











Main Line Station – 0.1 miles (Waterloo approx. 45/50 mins)

Farncombe – 0.2 miles Godalming – 1.1 miles

Infant School 200 ft Junior School 0.5 miles

Secondary School 0.9 miles

A3 – 2.7 miles M25 – 12.7 miles M3 – 14.1 miles

Council Tax Band - D Payable - £2,295.67 (2023/24)

Energy Efficiency Rating D

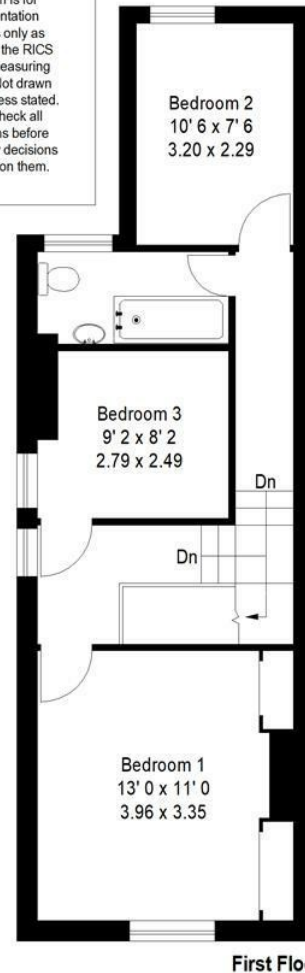
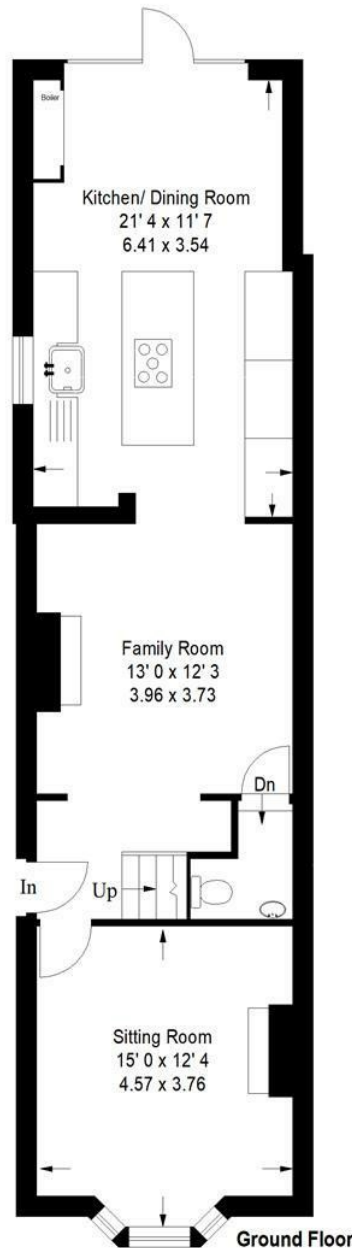


From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout by The Wey Inn public house take the first exit left into Chalk Road and then the second turning right into Nightingale Road. Continue down towards the level crossing and just before the level crossing turn left into Station Road. Continue along Station Road and take the second turning on your left hand side into Grays Road and then first left into George Road. Number 32 will then be found after a short distance on your left hand side.



APPROX. GROSS  
INTERNAL FLOOR AREA : 1140 SQFT / 106 SQM

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.



**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.

