



## Farncombe

Guide Price £445,000 (Freehold)

Built in 1910, this beautifully presented Edwardian semi detached home is situated within easy reach of the excellent local amenities in Farncombe, including the main line station, and benefits from two double bedrooms, double glazing, off road parking for one car and an attractive south facing rear garden. EPC: D

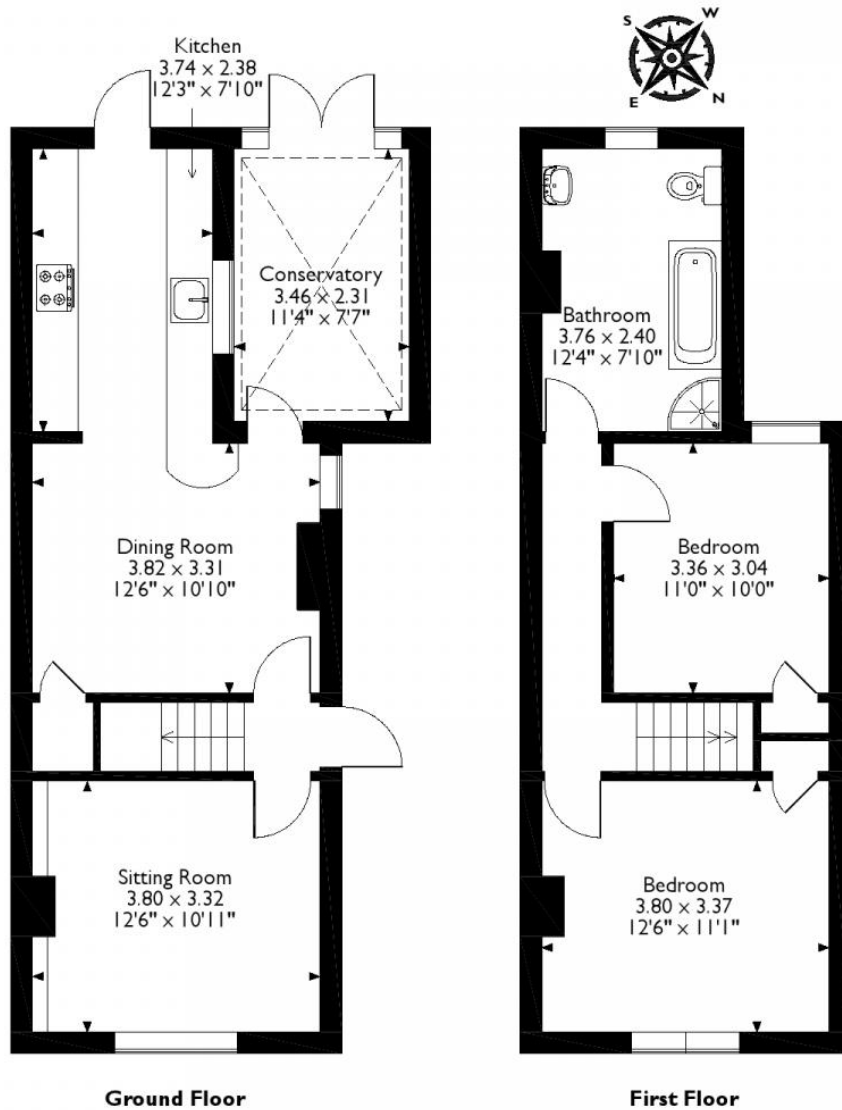


Located within easy reach of Farncombe village centre, with its excellent local amenities including the main line station, this beautifully presented Edwardian semi detached home has been updated and extended and benefits from two double bedrooms, double glazing, off road parking and a south facing rear garden.

The ground floor accommodation offers a front aspect sitting room with feature fireplace and gas fire. The dining room also has a fireplace housing a log burner, together with a deep downstairs storage cupboard and tiled flooring which continues through to the kitchen area. The kitchen offers a range of base and eye level cupboards with granite worktops, a free-standing Rangemaster cooker, integrated fridge/freezer, and dishwasher, as well as space and plumbing for washing machine, an airing cupboard housing the combi boiler and a rear door to the garden. A further door leads from the dining room into a conservatory which has a tiled floor and French doors opening to the garden. On the first floor there are two double bedrooms, both with built in storage cupboards and a large bathroom with a Victorian style suite comprising a free-standing roll top bath, pedestal wash basin and wc with high cistern.

# Floorplan

Approximate Gross Internal Area  
88 Sq M/941 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

Farncombe village has a good range of local shops including an established butchers, bakery, convenience store, several popular coffee shops and a local pub (The Cricketers), together with schools, Godalming Leisure Centre, Broadwater Park and lake, and the main line station to Waterloo in approximately 45 minutes. Godalming's historic town centre provides a more comprehensive range of shops, restaurants and bars as well as superstores including Sainsburys, Waitrose and Homebase. The A3 linking the M25 and London's airports is around two miles away, whilst Guildford town centre, with its cobbled High Street, has a multitude of mainstream shops, cinemas and theatres and is around three miles from the village centre.



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