

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



01483 419 300

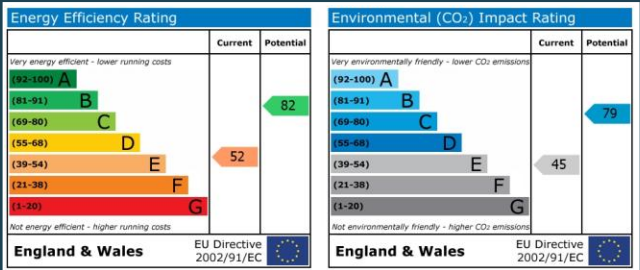
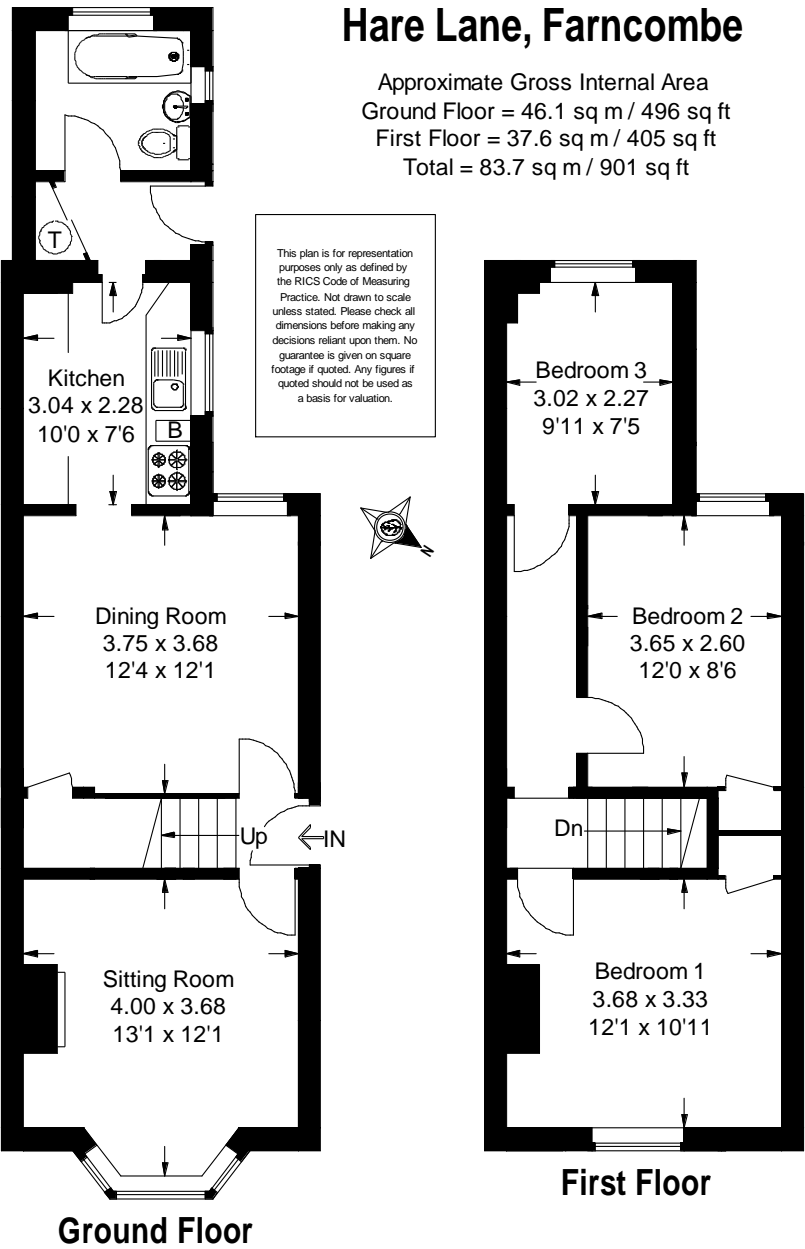
20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk

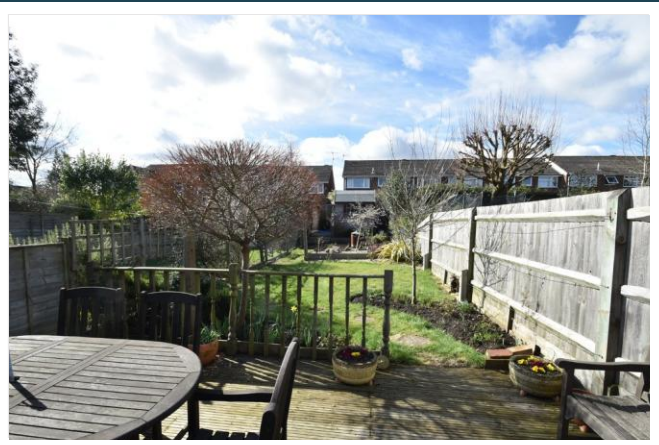


Hare Lane, Farncombe

Approximate Gross Internal Area
Ground Floor = 46.1 sq m / 496 sq ft
First Floor = 37.6 sq m / 405 sq ft
Total = 83.7 sq m / 901 sq ft



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.



31 Hare Lane
Farncombe Surrey GU7 3EE

Price: Guide £435,000 Freehold








31 Hare Lane
Farncombe Surrey GU7 3EE
Price: Guide £435,000 Freehold

DESCRIPTION: A delightful three bedroom bay fronted Victorian family house occupying a popular and convenient location being only a short distance from Farncombe village centre and station and within easy reach of Godalming town centre. The property is believed to have been built around 1900 and provides bright and well planned accommodation that includes on the ground floor a bay fronted sitting room, separate dining room, fitted kitchen with built-in oven, hob and fridge/freezer and a refitted bathroom. On the first floor there is a landing and three bedrooms. The house also benefits from gas fired central heating and double glazing. Outside, a block paviour driveway provides off road parking at the front whilst the rear garden is a particular feature enjoying a south westerly aspect and having been attractively arranged and includes a timber decked seating area, lawn and vegetable garden together with a useful timber garden shed. The property is likely to appeal to purchasers seeking a well planned Victorian home in a popular location and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Bay Fronted Sitting Room
- Separate Dining Room
- Fitted Kitchen
- Bathroom
- Landing
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Driveway
- Attractive South West Facing Garden

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.3m
	Godalming	1.0m
	DISTANCE TO A3 AND M25	
	A3	0.3m
	M25	15.0m
	DISTANCE TO CENTRE	
	Farncombe	0.3m
	Godalming	0.8m
	DISTANCE TO SCHOOLS	
	Infant	0.4m
	Junior	1.1m
	Secondary	0.9m
	COUNCIL TAX	
	Band	D



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 second turning into Meadow (A3100). Continue along Meadow and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane and Number 31 will be found approximately half way up on your left hand side, where you should see our For Sale board.

