

01483 419 300

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

 www.emery-orchard.co.uk



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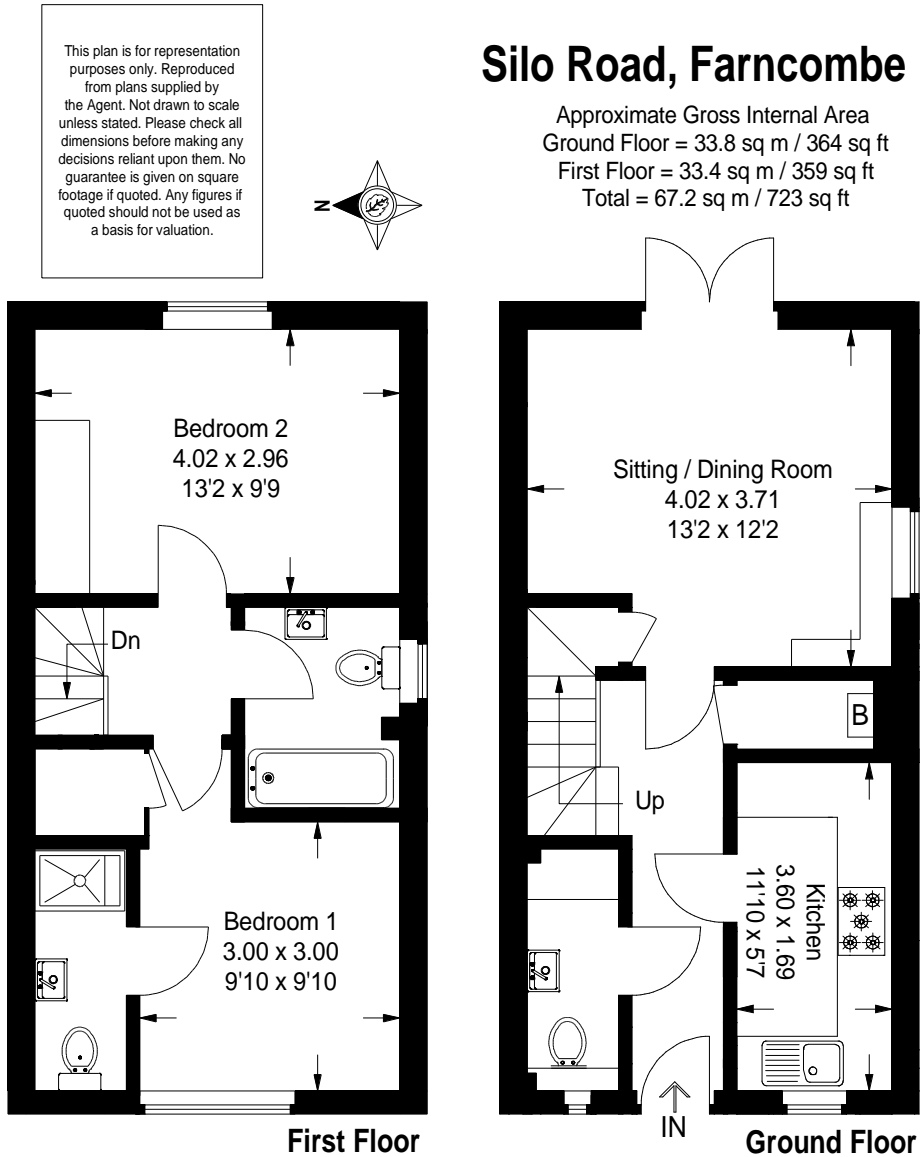
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Silo Road, Farncombe

Approximate Gross Internal Area
Ground Floor = 33.8 sq m / 364 sq ft
First Floor = 33.4 sq m / 359 sq ft
Total = 67.2 sq m / 723 sq ft



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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.



59 Silo Road
Farncombe Godalming Surrey GU7 3PA

Price: Guide Price £399,500 Freehold








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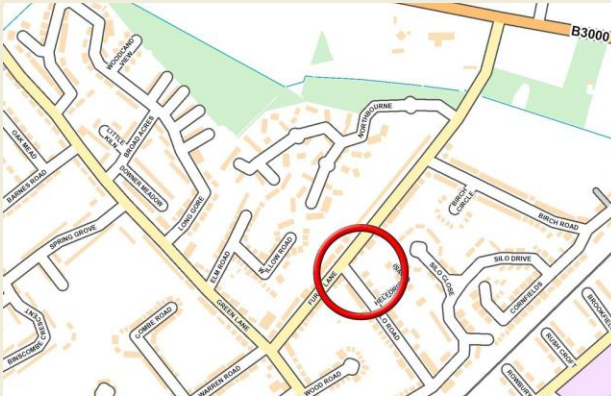
DESCRIPTION: 59 Silo Road is a most attractive two bedroom semi detached house built in 2015 and benefiting from the balance of its ten year BLP New Homes Warranty. The house occupies a great location set in this established residential road and being within 1/2 a mile of the village centre and station. The property was built to a high standard and specification that includes quality oak flooring, oak internal doors together with a superb fitted kitchen with granite work surfaces and many integrated appliances. There is also a stylish family bathroom and en suite shower room. The accommodation has been well planned and includes on the ground floor an entrance hall, cloakroom/utility, fitted kitchen together with a delightful dual aspect sitting/dining room that has doors leading out on to the patio and rear garden. On the first floor there is a landing, two double bedrooms, one with en suite shower room and the large family bathroom. The property also benefits from gas fired central heating, double glazing and PV solar panels. Outside a block pavior driveway at the front of the property provides off road parking for two cars whilst the rear garden has been attractively arranged and includes a useful home office that has been lined and insulated and has power and light. Early inspection is highly recommended

AT A GLANCE

- Entrance Hall
- Cloakroom/Utility
- Fitted kitchen with Integrated Appliances
- Dual aspect sitting/dining room
- Two Double Bedrooms
- Stylish Family Bathroom & En suite Shower Room
- Gas Central Heating & Double Glazing
- Driveway with Parking For Two Cars
- Attractive Garden With Home Office
- BLP New Home Warranty

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.4m
	Guildford	3.5m
	DISTANCE TO A3 AND M25	
	A3	2.2m
	M25	12.3m
	DISTANCE TO CENTRE	
	Farncombe	0.5m
	Godalming	1.2m
	DISTANCE TO DOC'S & DENTIST	
	Infant 0.4m	Jnr 0.6m
	Secondary	0.4m
	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 exit into Meadow (A3100) and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane, which becomes St Johns Street, and at the T junction turn right into Summers Road. Continue along Summers Road, bearing sharply round to the left and over the level crossing, and take the first turning on your right hand side into Orchard Field Road. Continue to the end of Orchard Field Road and turn left into Silo Road. 59 will be found towards the end of the road on your right.

