

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

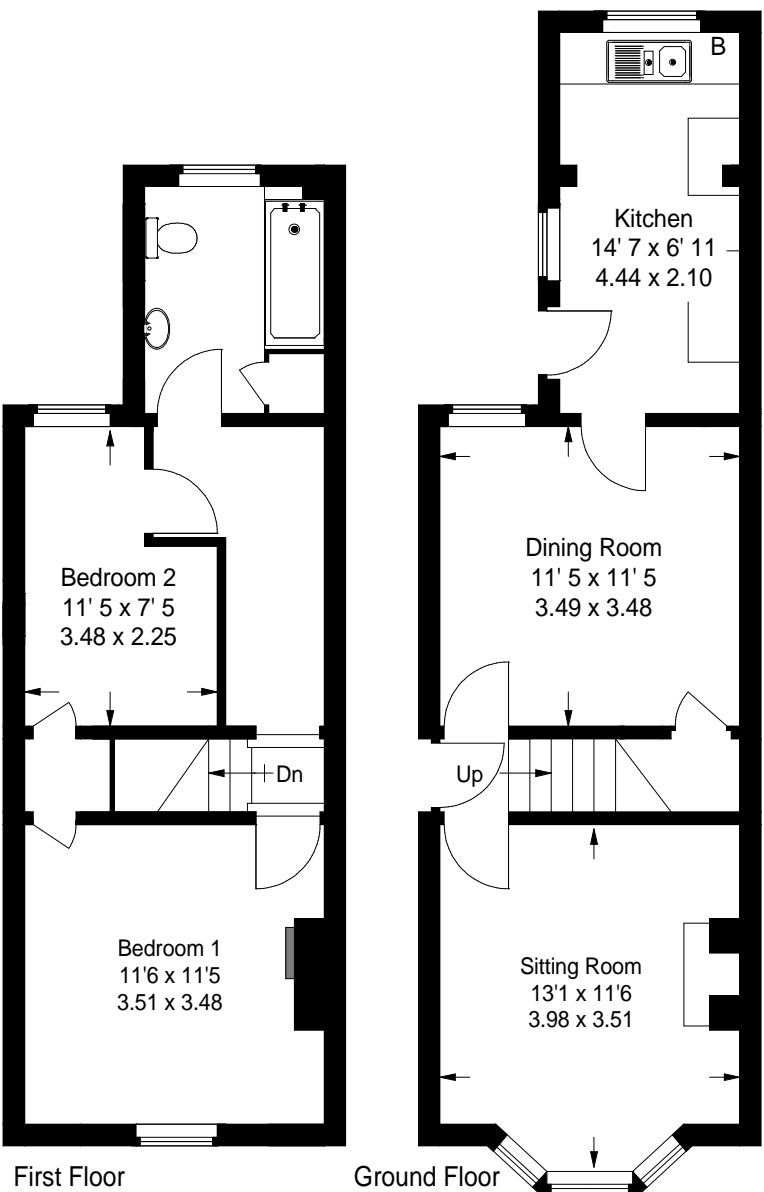
20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



George Road,
Farncombe,

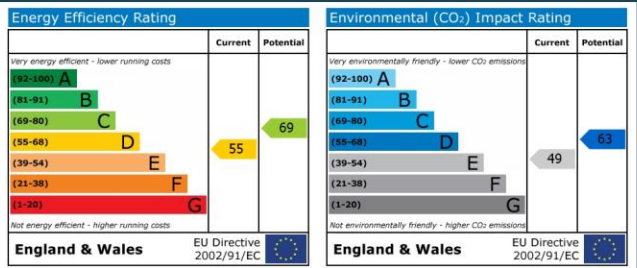
APPROX. GROSS
INTERNAL FLOOR AREA :
790 SQFT / 73 SQM



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. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.



37 George Road
Farncombe Surrey GU7 3LS

Price: Guide £425,000 Freehold








37 George Road
Farncombe Surrey GU7 3LS
Price: Guide £425,000 Freehold

DESCRIPTION: 37 George Road is an attractive two bedroom bay fronted Victorian semi detached house having brick elevations under a slate tiled roof. The property is believed to have been built around the turn of the century and has in over the years been the subject of considerable improvement with care having been taken to retain much of its original charm and character. The property provides well planned accommodation that includes on the ground floor an entrance hall, a delightful bay fronted sitting room with open fireplace and fitted wood burning stove, a dining room and kitchen. On the first floor there are two bedrooms and bathroom. The house also benefits from double glazed windows and gas fired central heating. Outside there is a level rear garden with paved sun terrace leading onto a small lawn with well stocked flower and shrub borders. The property is likely to appeal to purchasers seeking a character house in a convenient location within in walking distance of all local amenities and main line station.

AT A GLANCE

- Entrance Hall
- Bay Fronted Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Wood Burning Stove
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.1m
	DISTANCE TO A3 AND M25	
	A3	2.7m
	DISTANCE TO CENTRE	
	Farncombe	0.2m
	DISTANCE TO SCHOOLS	
	Infants 420ft	Junior 0.5m
	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 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 37 will then be found after a short distance on your right hand side.

