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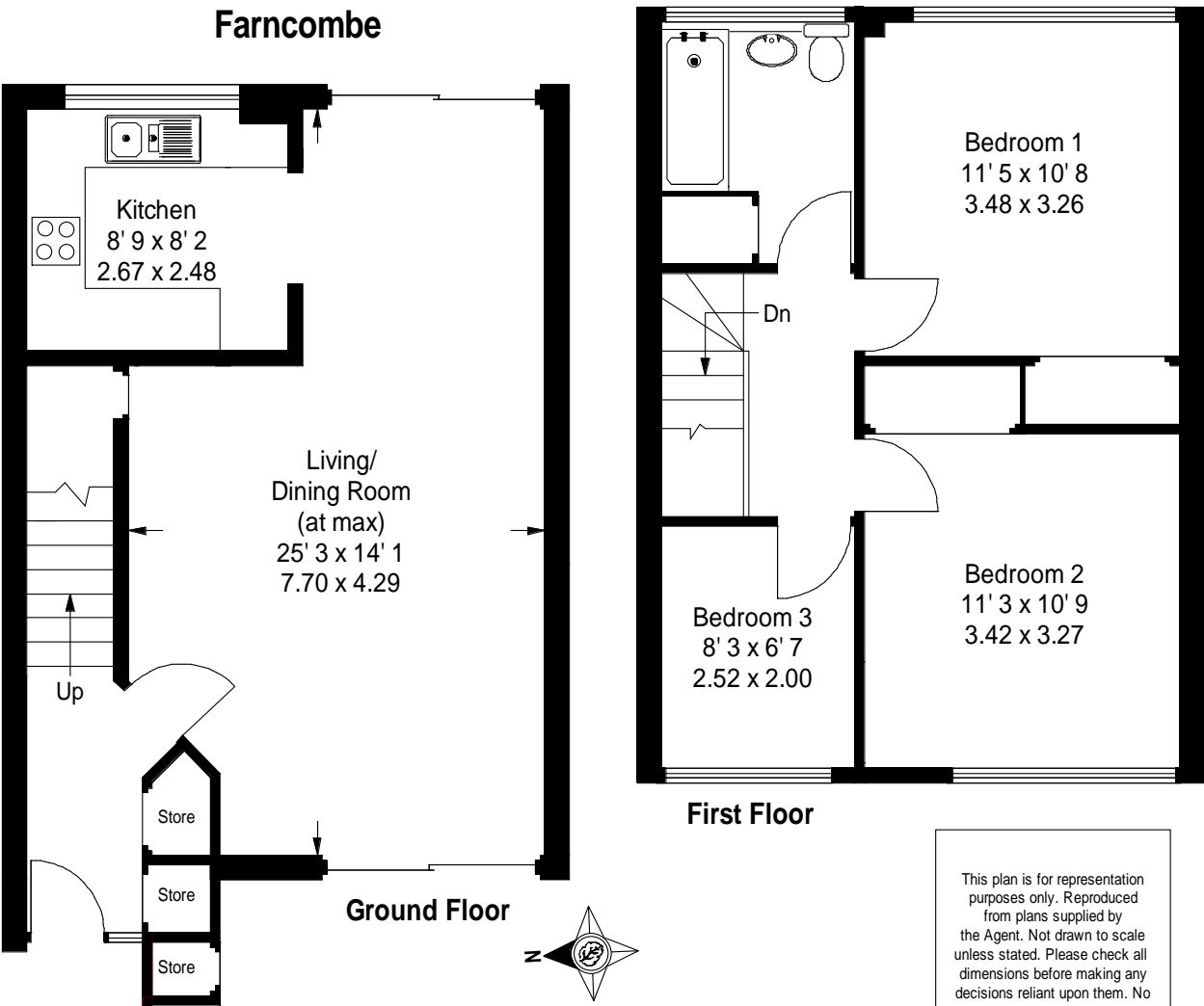
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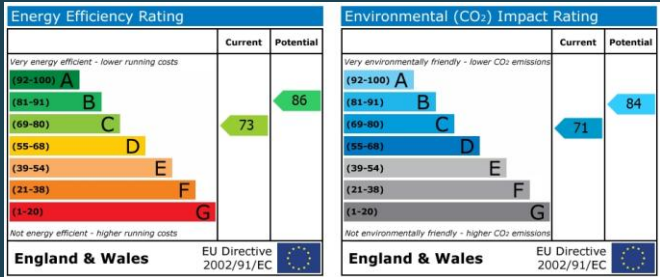


21 Manor Gardens
Farncombe



Approximate Gross Internal Floor Area : 906 sq ft / 84 sq m

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



21 Manor Gardens
Farncombe Surrey GU7 3LL

Price: Guide Price £349,500 Freehold








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DESCRIPTION: A delightful three bedroom terraced family house occupying a great family location set towards the end of a small residential cul-de-sac enjoying far reaching views and yet being only a few minutes from the village centre and station. The house which has tile hung elevations is believed to have been built in the late 1960s and provides well planned accommodation ideally suited to family life. This includes on the ground floor an entrance hall with useful storage cupboards, an impressive dual aspect living/dining room with patio doors leading out on to the garden and a kitchen. On the first floor there is a landing, three bedrooms two with built-in wardrobes and a family bathroom. The house also benefits from gas fired central heating and double glazing although does now offer scope for some updating and redecoration. Outside, there is a rear garden with patio and area of lawn with the garden in all extending to approximately 45ft. The property also benefits from having a garage in nearby block. The property is likely to appeal to purchasers seeking a well planned family home with some scope for improvement and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Living/Dining Room
- Kitchen
- Landing
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garage in Block
- Approx 45ft Rear Garden

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.2m
	DISTANCE TO A3 AND M25	
	A3	2.5m
	M25	14.4m
	DISTANCE TO CENTRE	
	Farncombe	0.3m
	Godalming	1m
	DISTANCE TO SCHOOLS	
	Infant	0.3m
	Junior	0.7m
	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 first exit left into Chalk Road and then second right into Nightingale Road. Continue to the end of Nightingale Road and at the T junction turn left into Farncombe Street. Continue along Farncombe Street and after a short distance Manor Gardens will be found as the first turning on your left hand side.

