

01483 419 300

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

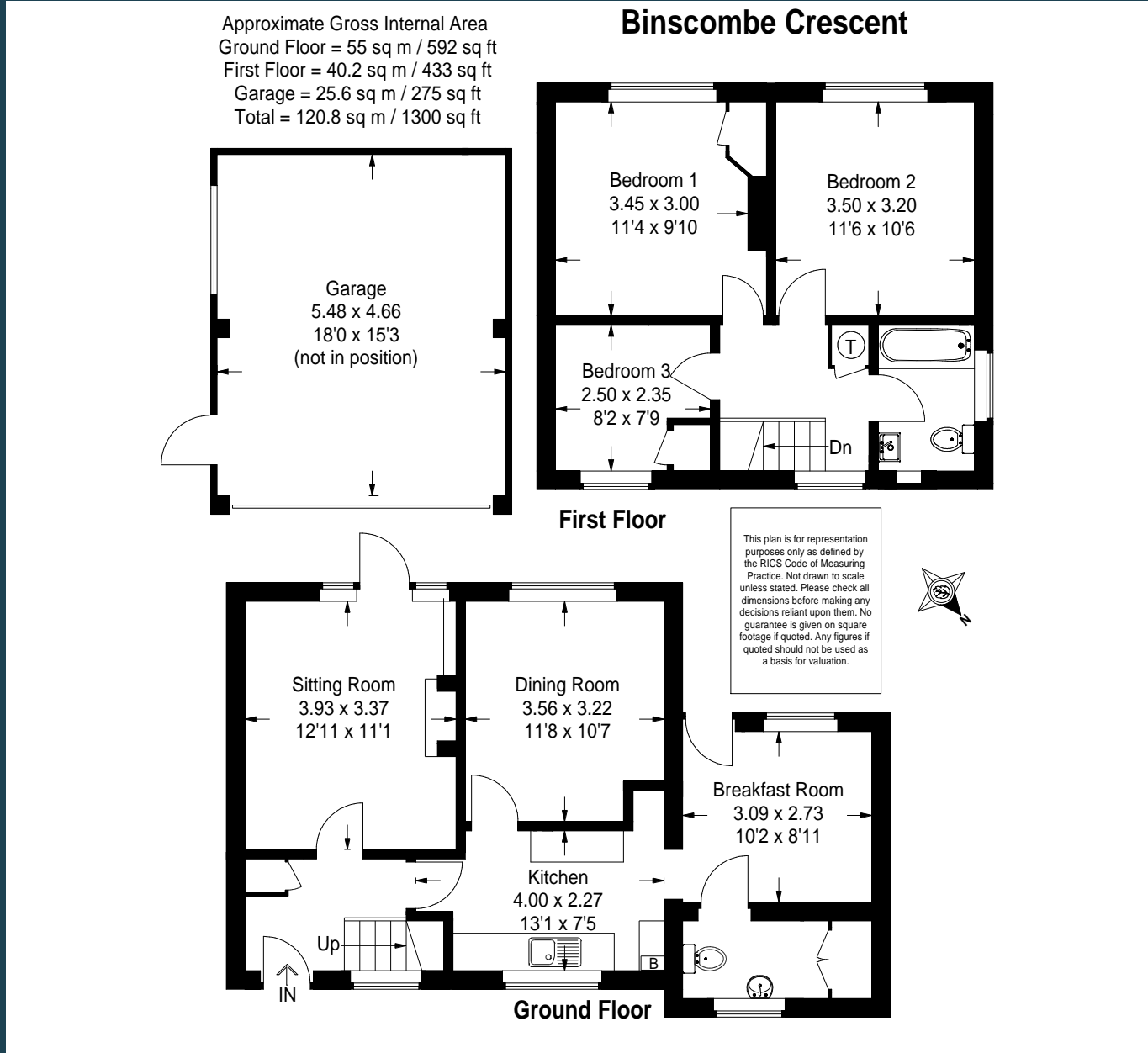


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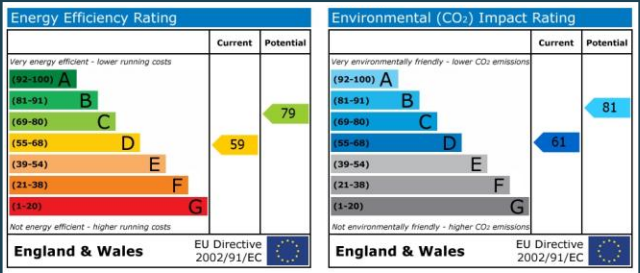
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These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



2 Binscombe Crescent  
Farncombe Surrey GU7 3RB

Price: Guide Price £415,000 Freehold










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**DESCRIPTION:** An attractive three bedroom semi-detached family house occupying a convenient location set within this established residential road and being within easy reach of Farncombe village centre, the main line station, frequent bus services and popular schools. The property was originally built in the 1950's and has over the years been the subject of a number of improvements including the addition of a single story extension creating a useful third reception room and good sized cloakroom. The property also offers potential for further extension, subject to obtaining any necessary consents. The house provides well planned accommodation that comprises on the ground floor of an entrance hall, sitting room with open fireplace and door leading out onto the rear garden, a separate dining room, kitchen together with the breakfast room and cloakroom. On the first floor there is a landing three bedrooms and a bathroom. The property also benefits from gas-fired central heating and double glazing. The gardens are a particular feature of the property having been attractively arranged and being of a good size and there is also a double garage. The property is likely to appeal to purchasers seeking a well-planned family home and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Cloakroom
- Sitting Room with Open Fire
- Dining Room
- Kitchen
- Breakfast Room
- Three Bedrooms
- Double Glazing & Central Heating
- Double Garage
- Attractive Gardens

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.5m
	DISTANCE TO A3 AND M25	
	A3	2.6m
	DISTANCE TO CENTRE	
	Farncombe	0.6m
	DISTANCE TO SCHOOLS	
	Infant	0.5m
	COUNCIL TAX	
	Band	D



**DIRECTIONS:** From our office in the High Street, proceed down Bridge Street and continue into Bridge Road. At the roundabout left into Chalk Road and take the second turning right into Nightingale Road. At the T-junction turn left into Farncombe Street which continues into Binscombe Lane. Binscombe Crescent will then be found after approximately 1/3 mile on the right hand side, follow the road round and Number 2 is on left just before the turning for Oak Close.

