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 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



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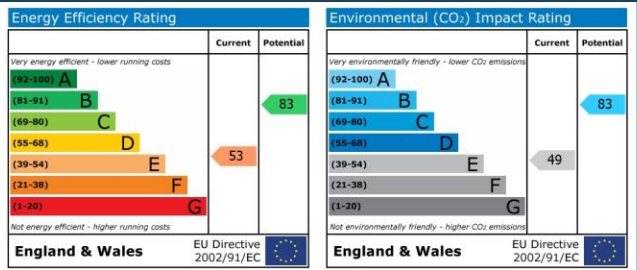
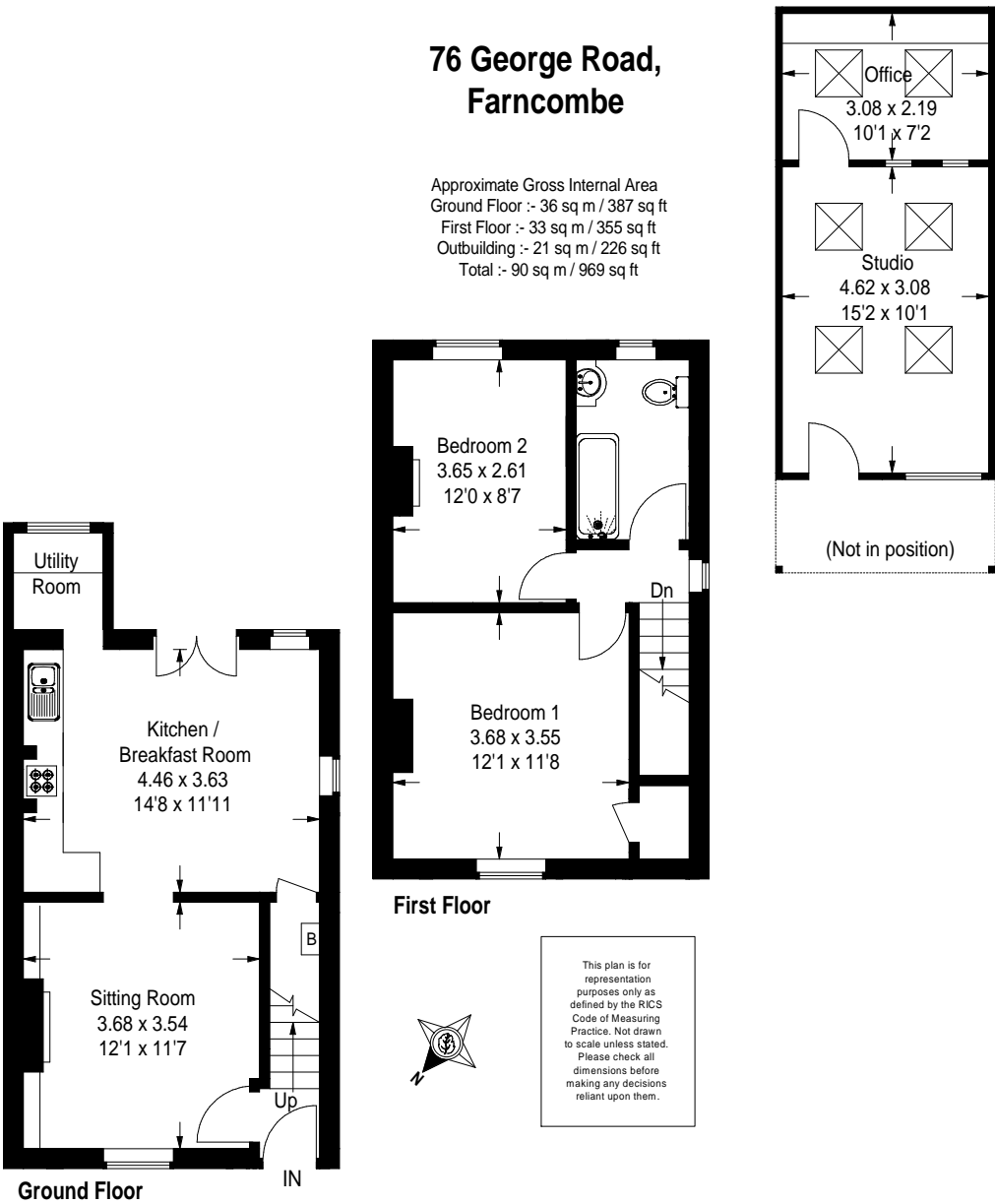
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**76 George Road,  
Farncombe**

Approximate Gross Internal Area  
Ground Floor :- 36 sq m / 387 sq ft  
First Floor :- 33 sq m / 355 sq ft  
Outbuilding :- 21 sq m / 226 sq ft  
Total :- 90 sq m / 969 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.



**76 George Road  
Farncombe Surrey GU7 3LX**

**Price: £389,500 Freehold**










76 George Road  
Farncombe Surrey GU7 3LX  
Price: £389,500 Freehold

**DESCRIPTION:** A delightful two bedroom semi-detached older style house occupying a great location in the popular residential road located only a short distance from Farncombe village centre and main line station. The house is believed to have been built in the 1920's and has rendered and painted elevations under a pitched tiled roof. The present owners have under taken many improvements while taking care to retain much of the properties original charm and character. The accommodation is well planned and includes on the ground floor an entrance hall, an attractive sitting room with open fireplace, a superb fitted kitchen/dining room which include a number of integrated appliances and enjoys a delightful aspect over the rear garden. There is also a useful utility room. On the first floor there is a landing, two bedrooms and a stylish bathroom. The house also benefits from Gas central heating. Outside there are gardens at the front and rear with the rear garden extending in all to approximately 130ft. A particular feature of the property is a superb studio/home office with power, light & water which is located at the end of the garden. Early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Delightful Sitting Room with Open Fire
- Superb Kitchen/Dining Room
- Utility Room
- Landing
- Two Bedrooms
- Stylish Bathroom
- Gas Central Heating
- Attractive 130ft Garden
- Superb Studio/Home Office

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.2m
	Godalming	1.3m
	DISTANCE TO A3 AND M25	
	A3	2.3m
	M25	14.5m
	DISTANCE TO CENTRE	
	Farncombe	0.3m
	Godalming	1.1m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.2 & 0.6m
	Secondary	0.6m
	COUNCIL TAX	
	Band	D



**DIRECTIONS:** From our office in the High Street proceed down Bridge Street & across the mini roundabout into Bridge Road. At the next roundabout take the first exit left into Chalk Road & then second right into Nightingale Road. Continue to the end and at the T junction turn right into Farncombe Street. Continue towards the level crossing & then immediately 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 right into George Road.

