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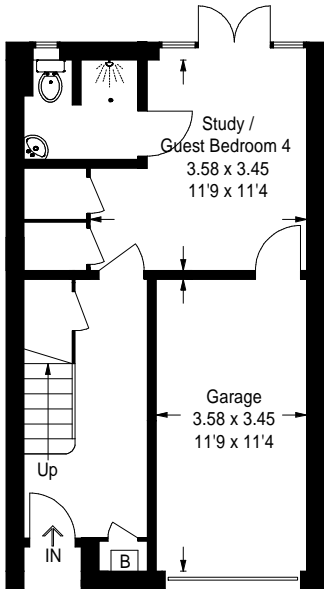
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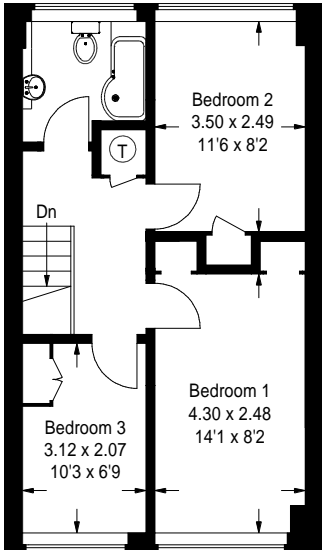
Hall Close, Farncombe

Approximate Gross Internal Area
Ground Floor (Including Garage) = 39.7 sq m / 427 sq ft
First Floor = 39.9 sq m / 429 sq ft
Second Floor = 39.9 sq m / 429 sq ft
Total = 119.5 sq m / 1285 sq ft

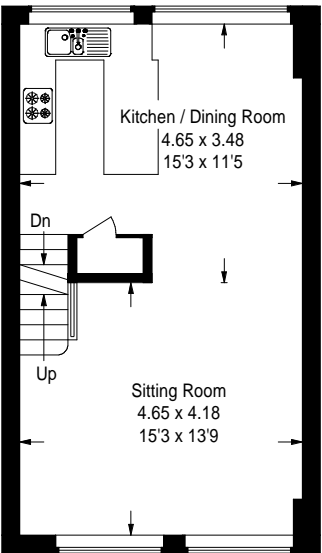
This plan is for representation purposes only as defined by the RICS Code of Measuring Practices. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



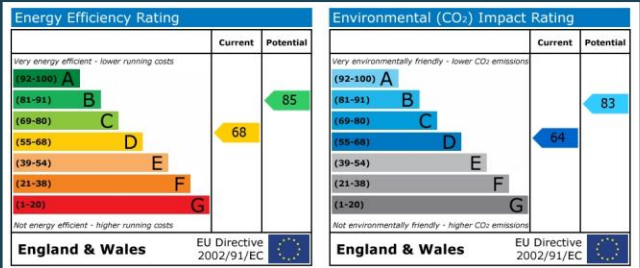
Ground Floor



Second Floor



First Floor



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.



18 Hall Close
Farncombe Surrey GU7 3PW

Price: £410,000 Freehold



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DESCRIPTION: 18 Hall Close is a three storey town house believed to have been originally built in the late 1960s and constructed having stone and timber clad elevations under a pitched tiled roof. In recent years the house has been the subject of many improvements and now provides bright, spacious and adaptable accommodation presented in good decorative order throughout. On the ground floor there is a large entrance hall as well as a study/fourth bedroom with en-suite shower room. A staircase then leads up to the first floor where there is a spacious sitting room and kitchen/dining room. On the second floor there are three further bedrooms and bathroom. The house also benefits from gas central heating and replacement sealed unit double glazed windows. Outside, there is a driveway providing off road parking leading to an integral single garage with potential for conversion. The gardens are arranged to the rear of the house and are landscaped over a number of terraces offering a good deal of privacy with many mature shrubs. The property is likely to appeal to purchasers seeking an adaptable and well planned home located within easy reach of an excellent range of local amenities including Farncombe main line station and internal inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Ground Floor Bedroom Four/Study
- Cloak/Shower Room
- Sitting Room
- Kitchen/Dining Room
- Three Second Floor Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Garage & Off Road Parking
- Terraced Rear Garden

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.5m
	Godalming	1.5m
	DISTANCE TO A3 AND M25	
	A3	2.4m
	M25	13.4m
	DISTANCE TO CENTRE	
	Farncombe	0.4m
	Godalming	1.0m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.4m
	Secondary	1.0m
	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 take the second turning on your 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, which leads into Binscombe Lane and Hall Close will be found on the left hand side.

