



94 Kings Road

Farncombe Surrey GU7 3ES

Price: £365,000 Freehold

Entrance Hall & Walking Cloaks

Cupboard



Bay Fronted Sitting Room



Dining Room



Kitchen



Lean To



Two Double Bedrooms



Spacious 1st Floor Bathroom



Good Size Garden



Great Potential to Update &

Improve



Popular & Convenient Location



An attractive end of terrace two bedroom Victorian house in need of comprehensive modernisation with many period features and good size garden, located in a popular and convenient location only a short distance from the village with its excellent local shops, leisure, recreational facilities and main line station.





Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Farncombe Centre – 0.2 miles    Godalming – 0.8 miles

Infant School – 0.3 miles    Junior School – 0.5 miles

Secondary School – 0.9 miles

Doctors – 0.4 miles    Dentist – 0.5 miles

A3 – 2.7 miles    M25 – 14.0 miles    M3 – 14.5 miles

Council Tax Band - D Payable - £2,091

Energy Efficiency Rating G.

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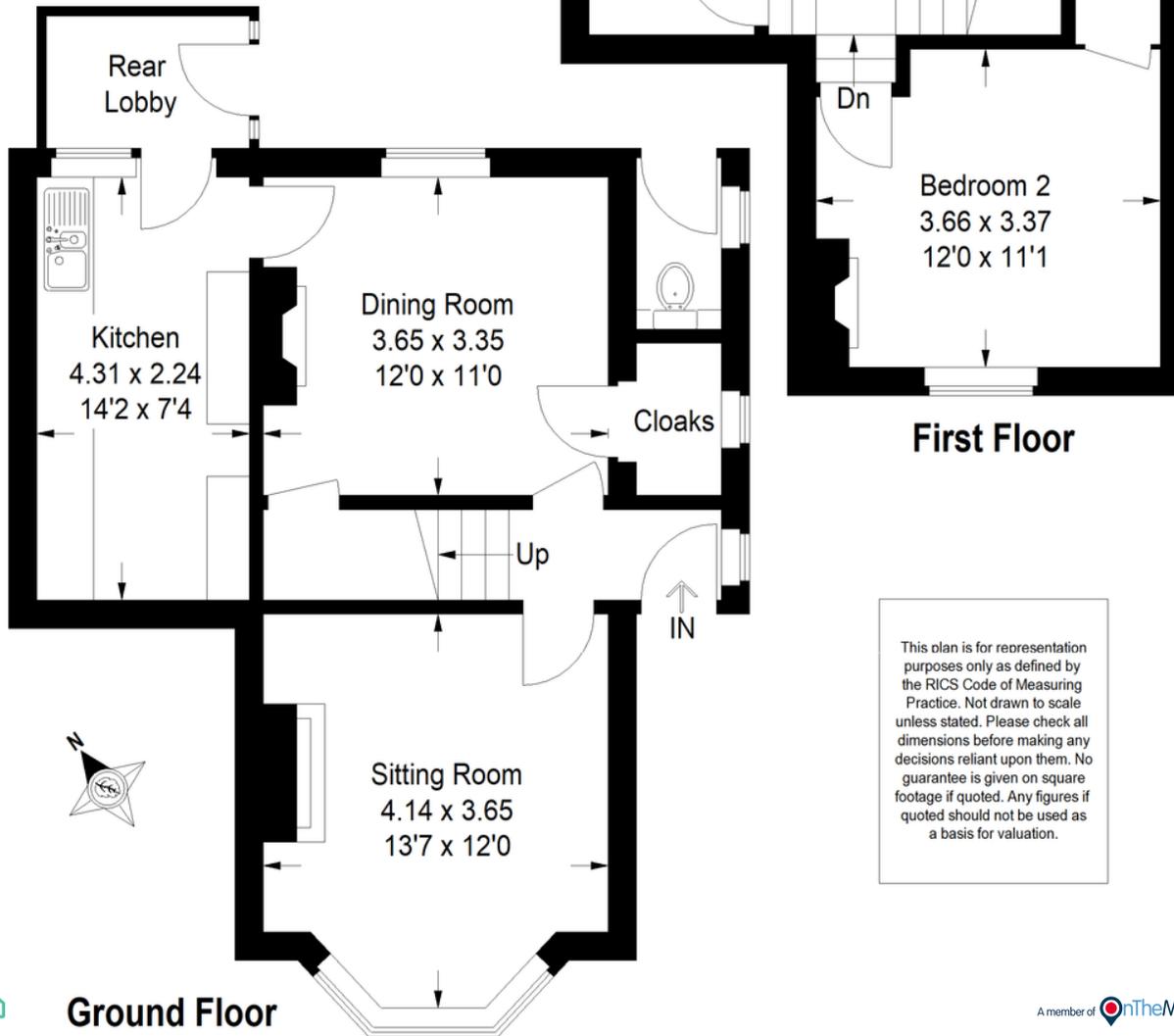


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second turning into Meadrow (A3100). Continue along Meadrow and take the fourth turning on your left hand side into Kings Road. Continue along Kings Road and Number 94 will be found towards the end on the right hand side.

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# Kings Road, Farncombe

Approximate Gross Internal Area  
 Ground Floor = 50.1 sq m / 540 sq ft  
 First Floor = 39.7 sq m / 427 sq ft  
 Total = 89.8 sq m / 967 sq ft



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.

**Note:** 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. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



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Ground Floor

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