



65 Birch Road

Farncombe Surrey GU7 3NU

Price: Guide Price £430,000 Freehold

Entrance Porch & Hallway



Sitting Room



Dining Room



Kitchen



Three Bedrooms



Gas Heating & Double Glazing



Driveway



Attractive Gardens



Workshop/Store



No Onward Chain



An attractive three bedroom semi-detached family house offering potential for modernisation and extension, subject to any necessary consents, occupying a great location set at the end of the small cul-de-sac, backing onto fields and within easy reach of Farncombe village centre with its excellent local shops, leisure, recreational facilities, popular schools and mainline station.





Main Line Station – 0.7 miles (Waterloo approx. 45/50 mins)

Farncombe Village – 0.8 miles Godalming – 1.5 miles

Infant School – 0.7 miles Primary School – 0.8 miles

Secondary School – 0.7 miles

Doctors – 1.0 miles Dentist – 0.8 miles

A3 – 2.6 miles M25 – 14.5 miles M3 – 14.0 miles

Council Tax Band - D Payable - £2,188

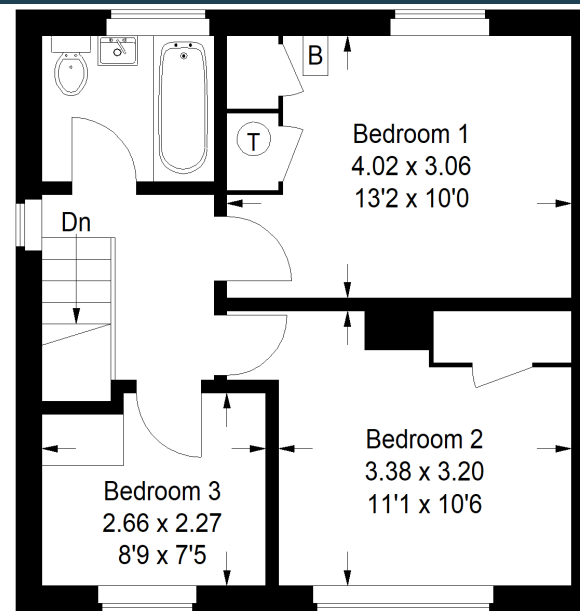
Energy Efficiency Rating D.



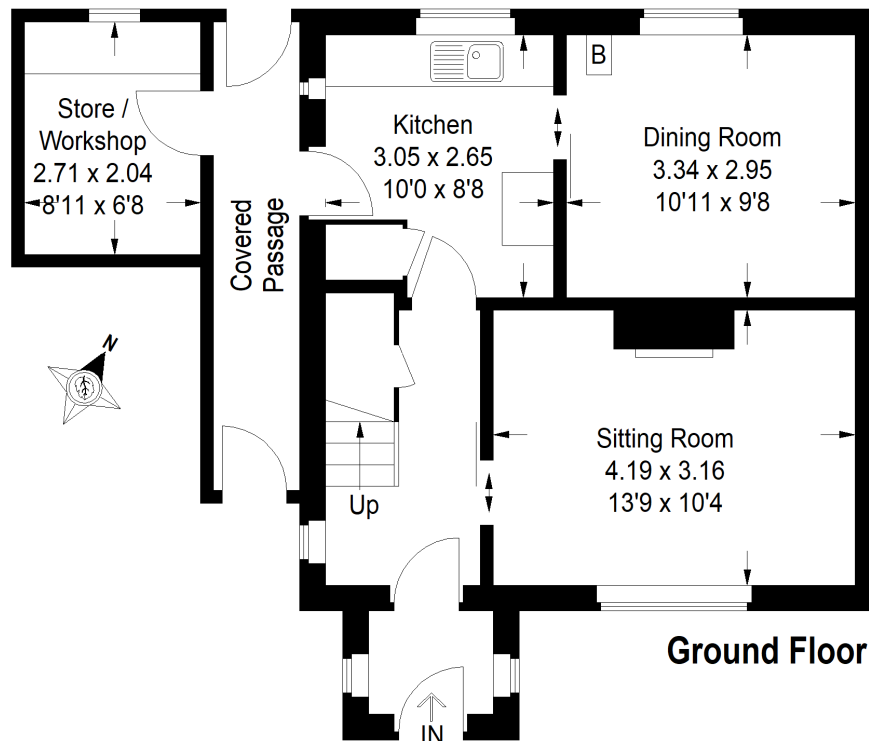
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to the A3100 (Meadow) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction turn right into Summers Road. Continue along Summers Road bearing sharply round to the left and over the level crossing into Bourne Road. Continue along Bourne Road and take the third turning on your right into Furze Lane. Continue along Furze Lane and the turning for Birch Road will be found towards the end of Furze Lane on your right. Continue towards the end of Birch Road following the road round to the left and number 65 will be found towards the end on your left.

Birch Road

Approximate Gross Internal Area
 Ground Floor = 41.9 sq m / 451 sq ft
 First Floor = 39.4 sq m / 424 sq ft
 Store / Workshop = 5.5 sq m / 59 sq ft
 Covered Passage = 5.4 sq m / 58 sq ft
 Total = 92.2 sq m / 992 sq ft



First Floor



Ground Floor

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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