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 terms not referred to in these particulars are excluded from the sale unless separately agreed.

**Kings Road**

**Approximate Gross Internal Area**
- **Ground Floor = 63.8 sq m / 687 sq ft**
- **First Floor = 48.5 sq m / 522 sq ft**
- **Total = 112.3 sq m / 1209 sq ft**

**Dimensions**

- **Bedroom 1**
  - 4.02 x 3.55
  - 13'2 x 11'8

- **Bedroom 2**
  - 3.66 x 3.04
  - 12'0 x 10'0

- **Bedroom 3**
  - 3.56 x 2.47
  - 11'8 x 8'1

- **Dining Room**
  - 3.67 x 3.12
  - 12'0 x 10'3

- **Family Room**
  - 3.02 x 2.73
  - 9'11 x 8'11

- **First Floor**
  - **Approximate Gross Internal Area**
  - **63.8 sq m / 687 sq ft**

- **Second Floor**
  - **522 sq ft**

- **Total**
  - **112.3 sq m / 1209 sq ft**

**Kings Road**

**43 Kings Road**

**Farncombe Surrey GU7 3EX**

**Price:** £485,000 Freehold
**DESCRIPTION:** 43 Kings Road is a delightful character cottage occupying a unique setting being tucked away in a quiet backwater accessed by a private pathway from Kings Road. The terrace was originally constructed in 1849 and comprised six cottages which in the 1950s were converted into a terrace of three. No 43 is the last cottage in the terrace and is deceptively spacious having over 1200 square feet of living accommodation that includes on the ground floor a 21ft sitting room, dining room and family room as well as a kitchen with adjoining utility room and cloakroom. On the first floor there are three good sized bedrooms and large bathroom. The cottage also benefits from gas central heating and double glazed windows. Outside there is a private front and rear garden both offering a good deal of privacy with many mature shrubs and trees. The property is likely to appeal to purchasers seeking a character cottage in a unique setting which is within easy reach of all local amenities including a main line station serving London Waterloo.

**AT A GLANCE**
- 21ft Double Aspect Sitting Room
- Dining Hall
- Family Room
- Kitchen & Utility Room
- Cloakroom
- Three Double Bedrooms
- Large Family Bathroom
- Gas Central Heating
- Enclosed Front & Rear Gardens
- No Onward Chain

**DIRECTIONS:** Proceed out of Godalming on the A3100 Meadrow for approximately one mile taking the fourth turning on your left hand side into Kings Road. After approximately 70 meters the pathway that leads to number 43 will then be found adjacent to number 33 on your left hand side.