



01483 711111
www.emeryandorchard.co.uk
FOR SALE

47 Silo Road

Farncombe Surrey GU7 3PA

Guide Price: £525,000 Freehold





- Potential To Extend (STPP)
- No Onward Chain
- Sitting Room
- Stylish Kitchen/Dining Room
- Family Room/3rd Bedroom
- Cloakroom
- Two Double Bedrooms
- Gas Heating & Double Glazing
- Driveway
- Large Garden



An extended and much improved two/three bedroom semi detached family house with large garden providing bright and well planned accommodation that includes a sitting room, stylish kitchen/dining room, family room/third bedroom, cloakroom, two double bedrooms and a bathroom. There is also potential for further extension, subject to any necessary consents. The house, which also has gas central heating, double glazing and a driveway, occupies a popular location within easy reach of Farncombe village centre with its excellent local shops, leisure and recreational facilities, popular schools, bus routes and main line station.







Main Line Station – 0.4 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.5 miles Godalming – 1.3 miles

Infant School – 0.4 miles Primary School – 0.6 miles

Secondary School – 1.3 miles

Doctors – 0.8 miles Dentist – 0.6 miles

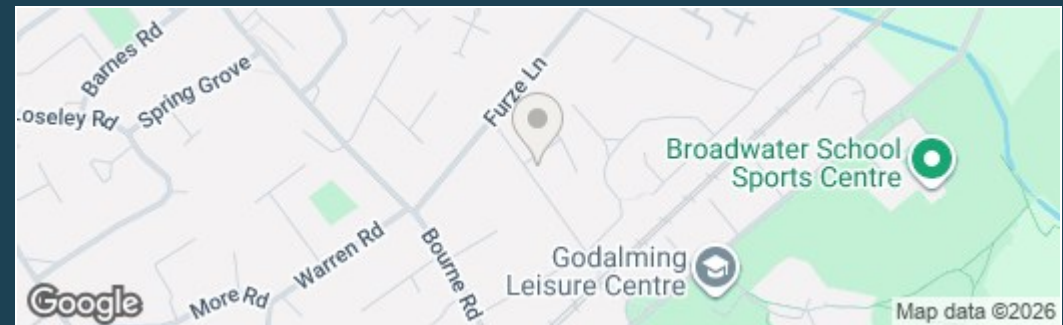
A3 – 2.3 miles M25 – 13.5 miles M3 – 13 miles

Council Tax Band – D Payable – £2519.93p (2025/26)

EPC Rating – D

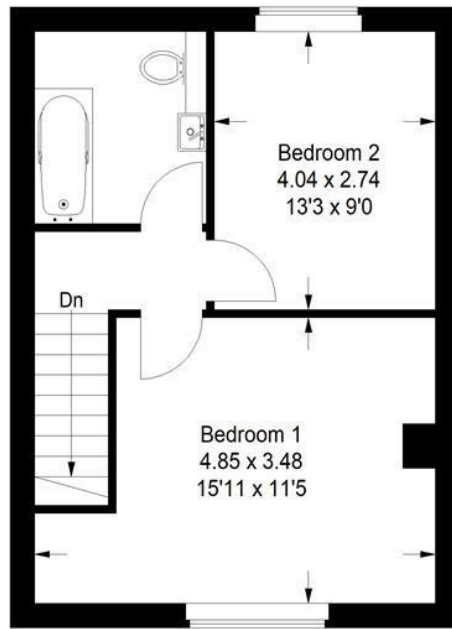


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit into Meadow/A3100 and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane, which leads into St John's Street, and at the T Junction turn right into Summers Road. Continue along Summers Road, bearing sharp left and over the level crossing into Bourne Road taking the first turning on your right hand side into Orchard Field Road. Continue to the end of Orchard Field Road and turn left into Silo Road. Number 47 will be found towards the end on the right hand side.



Silo Road, Farncombe

Approximate Gross Internal Area
Ground Floor = 45.3 sq m / 488 sq ft
First Floor = 33.7 sq m / 363 sq ft
Total = 79 sq m / 851 sq ft



First Floor

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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



**Emery &
Orchard**
ESTATE AGENTS

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GU7 1EB

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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 these may vary.