



24 More Road

Farncombe Surrey GU7 3PU

Guide Price: £500,000 Freehold



- Close to Village Centre & Station
- Entrance Hall
- Sitting/Dining Room With Woodburner
- Kitchen/Breakfast Room
- Stylish Shower Room
- Three Good Size Bedrooms
- Gas Heating & Double Glazing
- Driveway
- South Facing Garden
- Potential to Extend (STPP)



A much improved and characterful semi detached family house providing bright and well planned accommodation as well as offering potential for extension, subject to necessary consents. The house benefits from a driveway providing off road parking and an attractive south facing rear garden. The property occupies a great location close to Farncombe village centre with its excellent local shops, facilities, popular schools and mainline station.







Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.4 miles Godalming – 1.3 miles

Infant School – 0.3 miles Primary School – 0.7 miles

Secondary School – 0.9 miles

Doctors – 0.4 miles Dentist – 0.2 miles

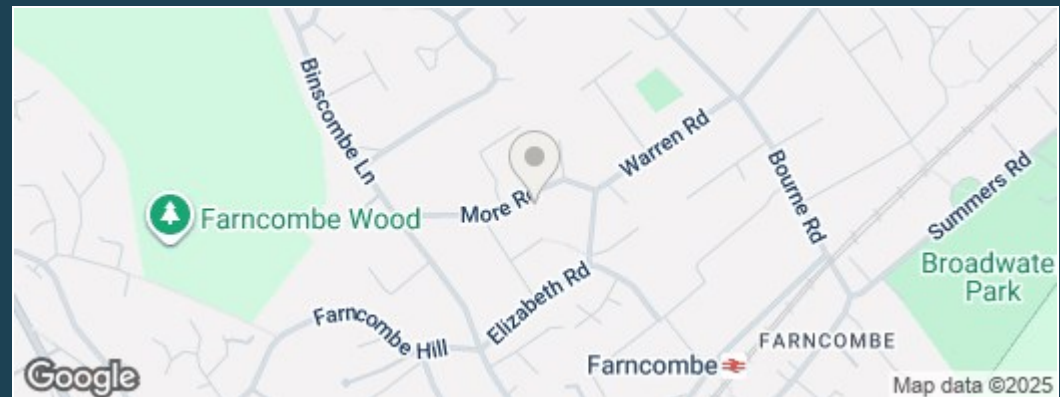
A3 – 2.5 miles M25 – 14 miles M3 – 13.8 miles

Council Tax Band – C Payable – £2239.94p (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 first turning left into Chalk Road and then second 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 and More Road will be found as the second turning on your right hand side. Continue into More Road and No. 24 will be found on your right hand side.



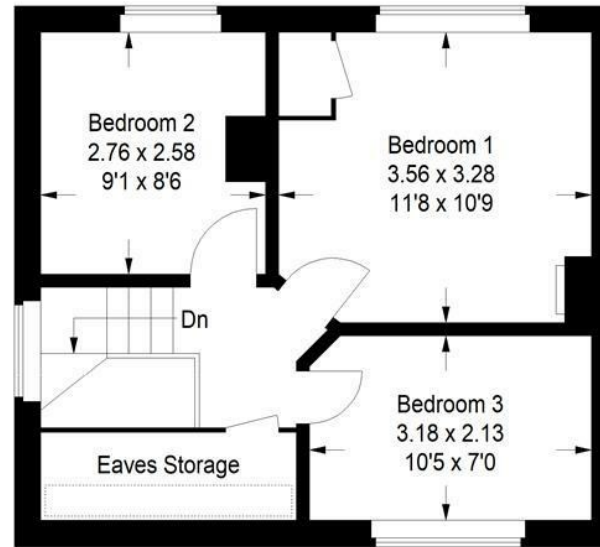


**Emery &
Orchard**
ESTATE AGENTS

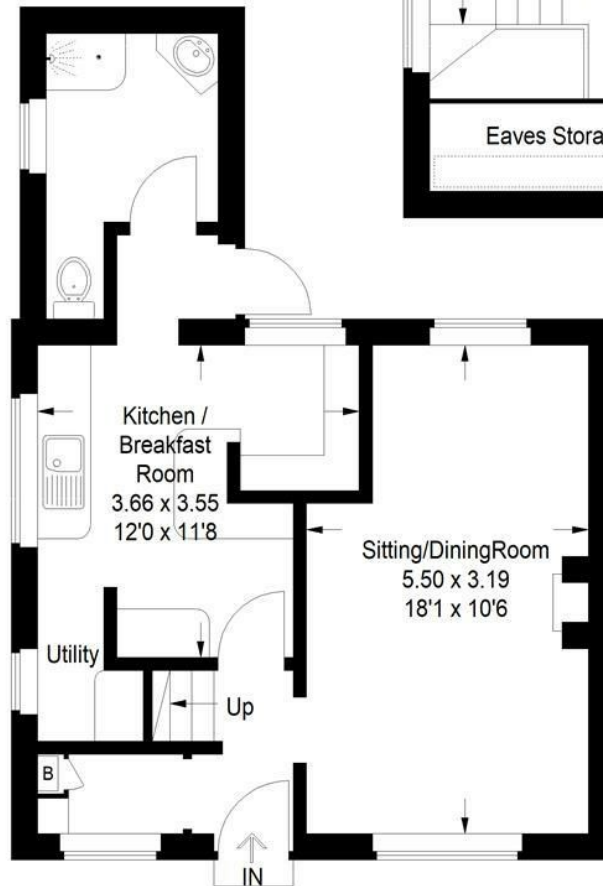
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First Floor



Ground Floor

Approximate Gross Internal Area
Ground Floor = 42.1 sq m / 453 sq ft
First Floor = 34.7 sq m / 373 sq ft
Total = 76.8 sq m / 826 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 these may vary.