51 Silo Road

Farncombe, Godalming, GU7 3PA

A 3 bedroom semi detached house offering potential to modernise and extend (stpp) enjoying a good sized level garden and driveway parking. The house is situated in a popular location close to schools, shops and railway station. The house has been in the same ownership for over 61 years and is offered for sale with no onward chain.

Price Guide £479,000

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- Within walking distance of Farncombe Main Line Station and all local amenities.

- Three bedrooms

- Driveway parking for 3 to 4 cars and carport

- Pursuant to the Estate Agents Act 1979 the owner of this property is a connected person of Trueman & Grundy Estate Agents

- Great opportunity for a two storey side and rear extension to be added subject to normal planning permission.

- Two reception rooms

- 100ft level rear garden.

- Semi detached house

- Ground floor shower room

- No onward chain

Directions

Map data ©2025 Google

Floor Plan

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.

KITCHEN
8'2" x 7'3"
2.50m x 2.22m

DINING ROOM
8'9" x 8'2"
2.67m x 2.50m

SHOWER ROOM

FAMILY ROOM
11'5" x 9'5"
3.48m x 2.87m

CAR PORT
21'8" x 11'11"
6.61m x 3.63m

SITTING ROOM
12'5" x 11'6"
3.78m x 3.50m

UP
ENTRANCE HALL

BEDROOM
7'10" x 6'6"
2.39m x 1.98m

BEDROOM
11'5" x 8'9"
3.48m x 2.67m

LANDING

DOWN

AIRING CUPBOARD

BEDROOM
12'2" x 11'6"
3.71m x 3.50m

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TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC

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