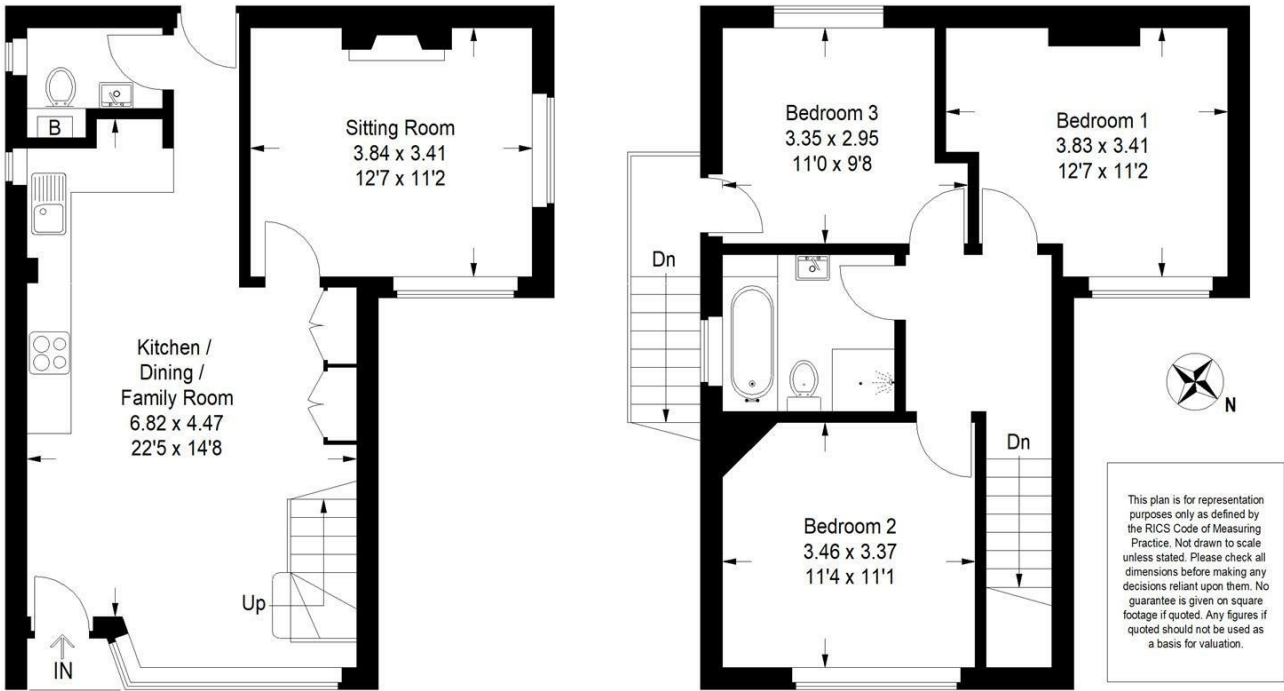
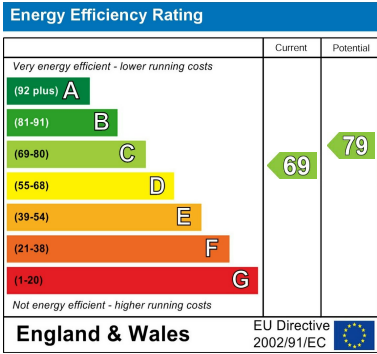


Bourne Road, Farncombe

Approximate Gross Internal Area
Ground Floor = 46.9 sq m / 505 sq ft
First Floor = 47.7 sq m / 513 sq ft
Total = 94.6 sq m / 1018 sq ft



23A
Bourne Road, Godalming, GU7 3NL
£599,950



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Key features

- Detached 3 Bedroom family home
- Off Street parking with EV charging point
- Newly renovated
- Walking distance to Farncombe Station
- Vacant Possession

Description

A beautifully converted detached three-bedroom family home, ideally situated in the heart of Farncombe, within easy walking distance of the village centre and mainline railway station. Offering off-street parking, an EV charging point, a south-west facing garden and three generous double bedrooms, this superb home combines modern convenience with stylish living.

Ground Floor:

The glazed front door opens into a bright and spacious open-plan kitchen/dining room, creating the perfect hub for family life and entertaining. The contemporary kitchen is fitted with an integrated fridge/freezer, washer/dryer, dishwasher, wine fridge, electric hob and oven, along with a large built-in storage cupboard. A bay window with shutters overlooks the front of the property, while a glazed door provides direct access to the rear garden.

The sitting room is a comfortable and inviting space, featuring an electric fireplace and double-glazed windows to the front and side aspects, allowing plenty of natural light.

The cloakroom is fitted with a vanity sink unit, low-level WC, heated towel rail and a useful cupboard housing the boiler.

Stairs rise to the first-floor landing.

First Floor:

The property offers three well-proportioned double bedrooms, each benefiting from double-glazed windows, radiators and ample power points. Bright and spacious throughout, the bedrooms provide flexible accommodation suitable for families, guests or home working.

The family bathroom is finished to a high standard and comprises a white suite including a walk-in shower, separate bath, vanity sink unit, low-level WC and heated towel rail. Decorative flooring, partially tiled walls and a frosted side-aspect window complete the space.

Outside:

Front: The property benefits from a driveway providing off-street parking for two vehicles, an EV charging point and an area of front garden.

Rear Garden: The attractive south-west facing rear garden enjoys sunshine throughout much of the day and offers a combination of patio and lawn areas, ideal for outdoor dining and family enjoyment. Side access is available from both sides of the property, and there is a useful storage unit positioned alongside the house.

