



5 Wellington Place Farncombe Street

Farncombe GU7 3LH

Guide Price: £475,000 Freehold



- No Onward Chain
- Short Walk to Village Centre & Main Line Station
- Potential to Improve and Extend (STPP)
- Easy Reach to Godalming Town Centre
- Sitting Room
- Dining Room & Kitchen
- Conservatory
- Two Bedrooms & Bathroom
- Electric Heating & Double Glazed Windows
- Good Size Gardens & Parking Space



A two bedroom semi detached house set in a generous plot offering excellent potential to improve and extend (STPP). The house is located at the end of a small private no through road and is extremely conveniently located being within a short walk of the village centre and main line station.





Main Line Station – 150 meters (Waterloo approx. 45 mins)

Village Centre – 150 meters - Godalming – 0.8 miles

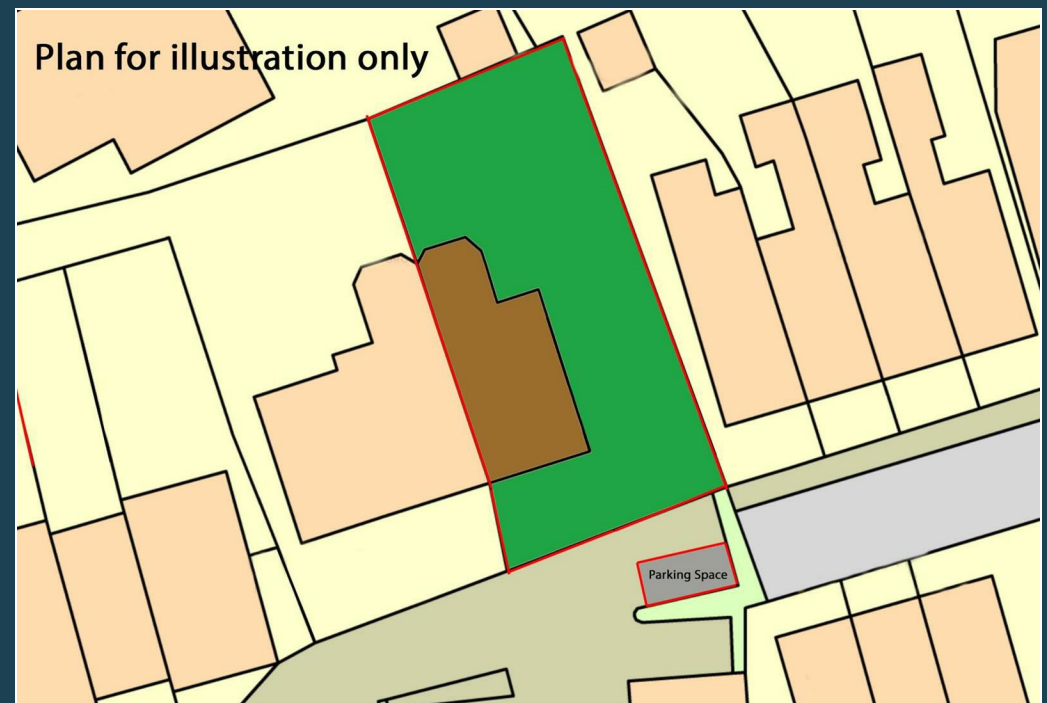
Infant School – 0.1 mile

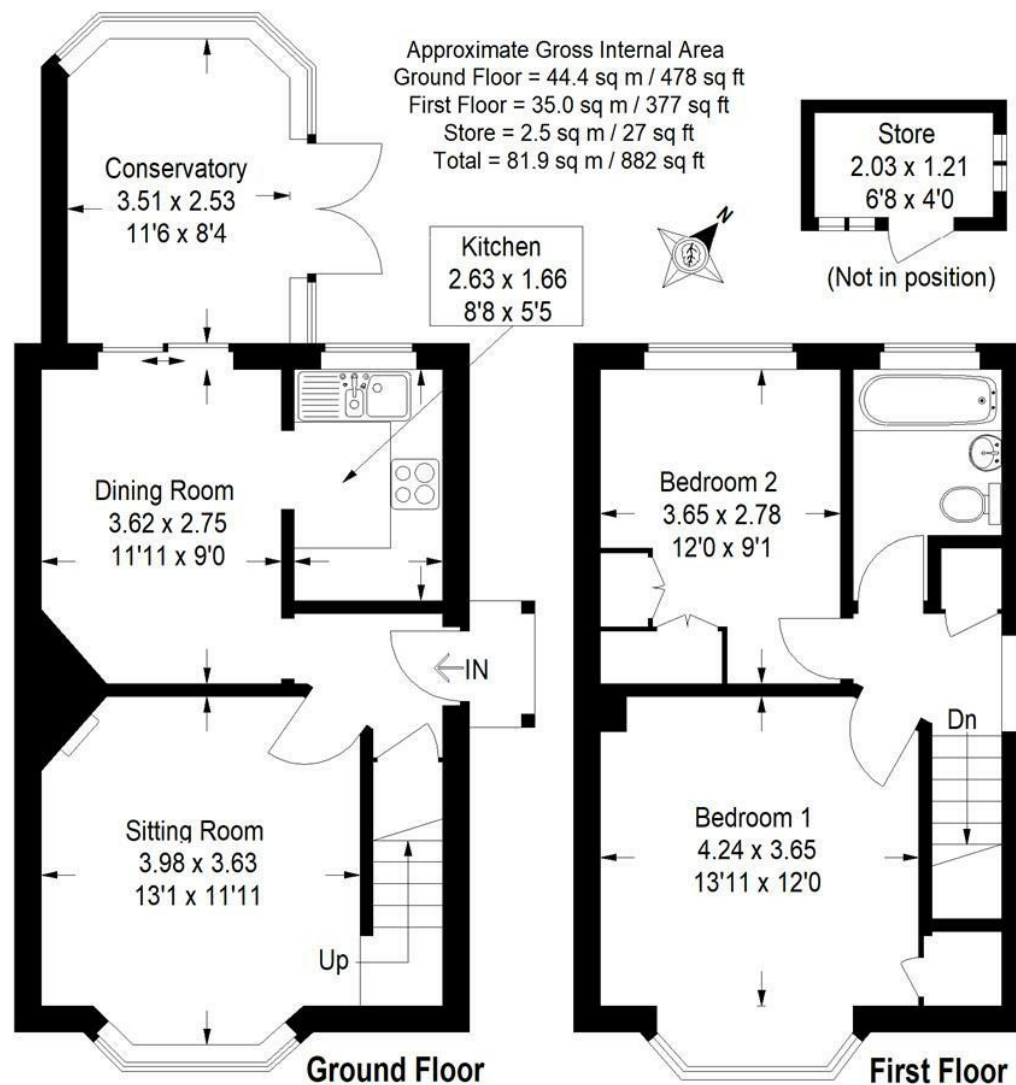
Secondary School – 0.7 miles - Doctors – 0.6 miles Dentist – 0.5 miles

A3 – miles 2.1 miles M25 – 13.5 miles M3 – 14 miles

Energy Efficiency Rating - TBC

Council Tax Band D – Payable £2643.33 (2026/27)





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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.