

45 The Oval

Farncombe Surrey GU7 3JZ

Guide Price: £385,000 Freehold

Emery& Orchard
ESTATE AGENTS

- No Onward Chain & Scope to Improve
- Close To Village Centre & Station
- Entrance Hall & Cloakroom
- Sitting Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom & Ground Floor Shower
- Garage In Nearby Block
- Southerly Facing Garden



An attractive Georgian style three bedroom terraced house offering scope for some updating, providing well planned accommodation that includes an entrance hall, cloakroom & shower, sitting room, conservatory, kitchen, three bedrooms and a bathroom. Outside there is a southerly facing garden and a garage in nearby block. The house occupies a great location being within easy reach of Farncombe village centre with its excellent shops, leisure & recreational facilities, popular schools, bus routes and main line station.

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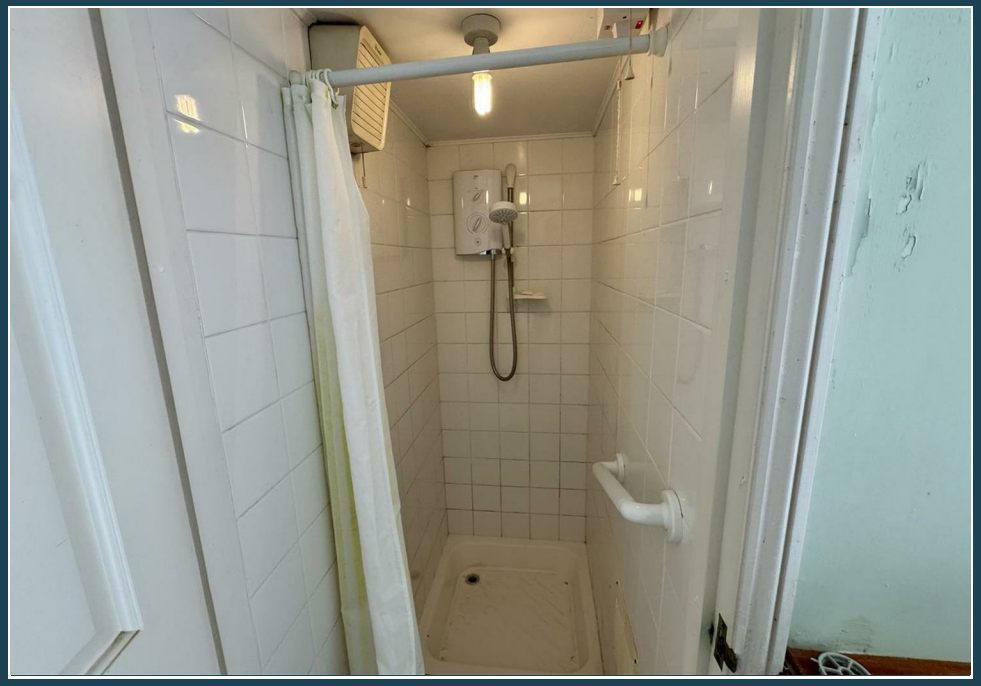












Main Line Station – 0.2 mile (Waterloo approx. 45 mins)

Farncombe Village Centre – 0.2 mile Godalming – 0.9 mile

Infant School – 0.3 mile Junior School - 0.6 Mile

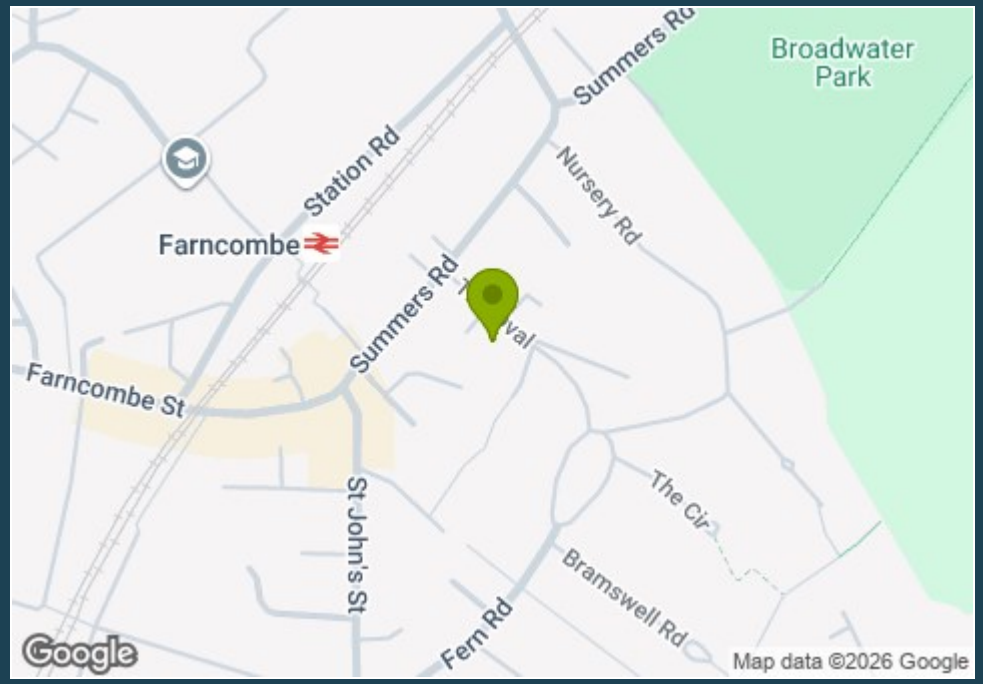
Secondary School – 0.5 miles - Doctors – 0.6 miles Dentist – 1.0 miles

A3 – miles 2.8 miles M25 – 13.9 miles M3 – 14.4 miles

Energy Efficiency Rating - C

Council Tax Band C – Payable £2239.94 (2025/26)

Note: The properties in the terrace have a pedestrian right of way at the rear.





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 on to the A3100 (Meadrow) and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane and on into St Johns Street and at the T junction with Summers Road turn right. The Oval will then be found as the first turning on your right hand side and no. 45 will be found after a short distance on your right.

rightmove

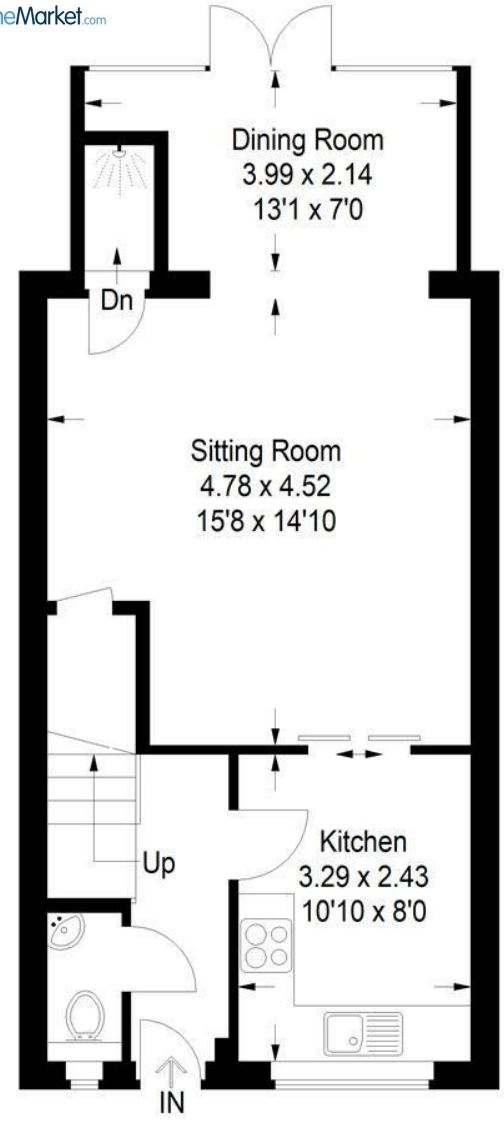
A member of OnTheMarket.com

The Oval, Farncombe

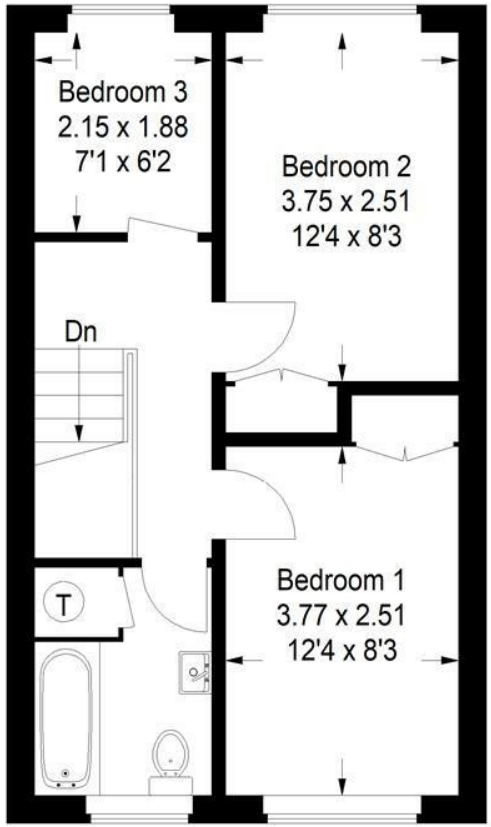
ZOOPLA

PrimeLocation.com

Approximate Gross Internal Area
Ground Floor = 47.3 sq m / 509 sq ft
First Floor = 37.3 sq m / 401 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 96.0 sq m / 1033 sq ft

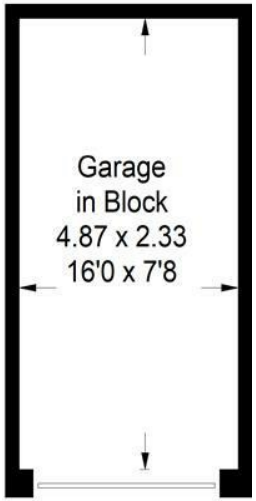


Ground Floor



First Floor

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.



(Not in position)

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The Property Ombudsman

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.