



ESTATE AGENTS



Silo Drive, Godalming, GU7 3NX

Guide Price £400,000

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A superbly presented three bedroom semi detached family home with a garage situated in a popular location within walking distance of Farncombe main line station and the village centre with its selection of local shops and cafes.

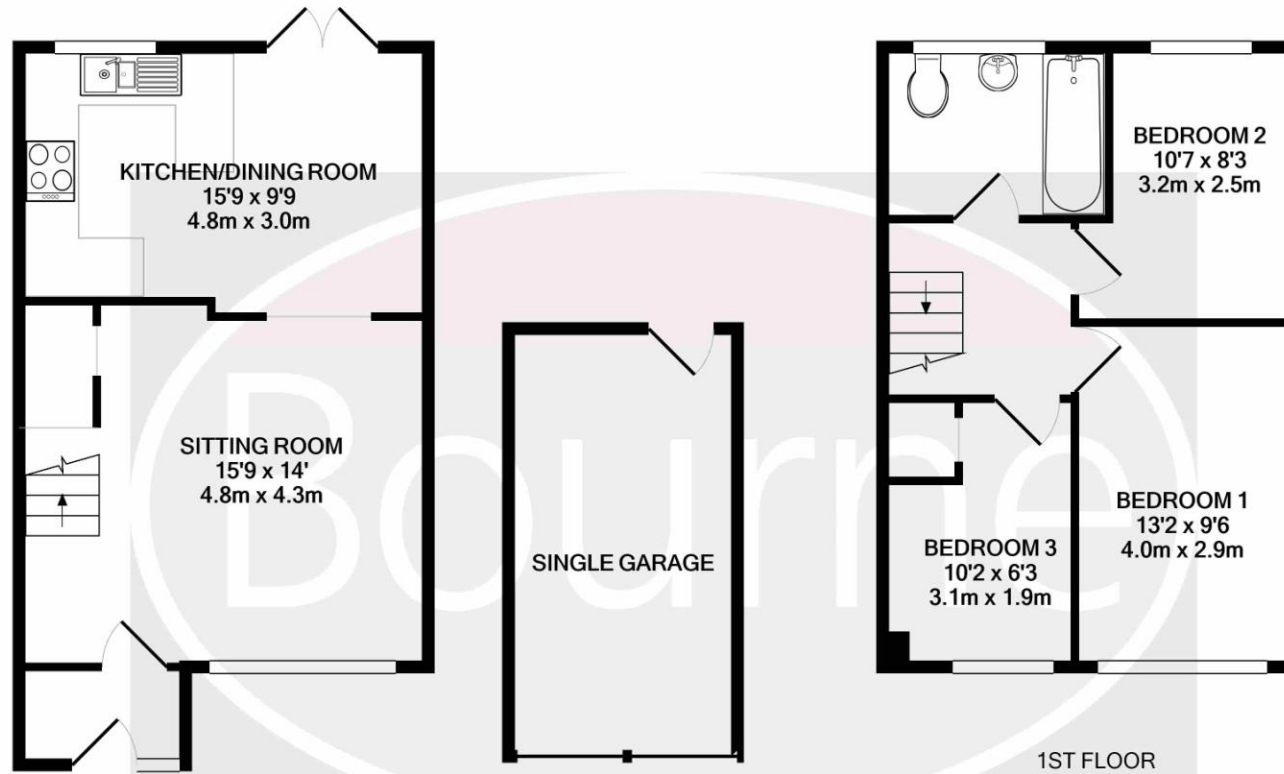
The front door leads into a handy porch space. From here you enter the immaculately presented living area which has a large window to the front and stairs to the first floor with built in storage below. To the rear of the property is a newly fitted modern Wren kitchen/diner room with a range of fitted units, spaces for freestanding appliances including the plumbing for a dishwasher, washing machine and fridge. This room has a double glazed door out onto the rear garden. The first floor includes three good sized bedrooms, two of which are doubles in size and have been recently improved with new carpets fitted. Upstairs also homes a brand new three piece bathroom suite.

Outside, a shared driveway provides off-road parking for a number of cars leading to the garage as well as side access to the private rear garden. This home has been recently improved and refurbished by the current owners.

- Semi Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Sitting Room
- Gas Central Heating
- Rear Garden
- Driveway parking
- Garage
- Very Good Condition



Floor Plan



GROUND FLOOR

1ST FLOOR

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TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)

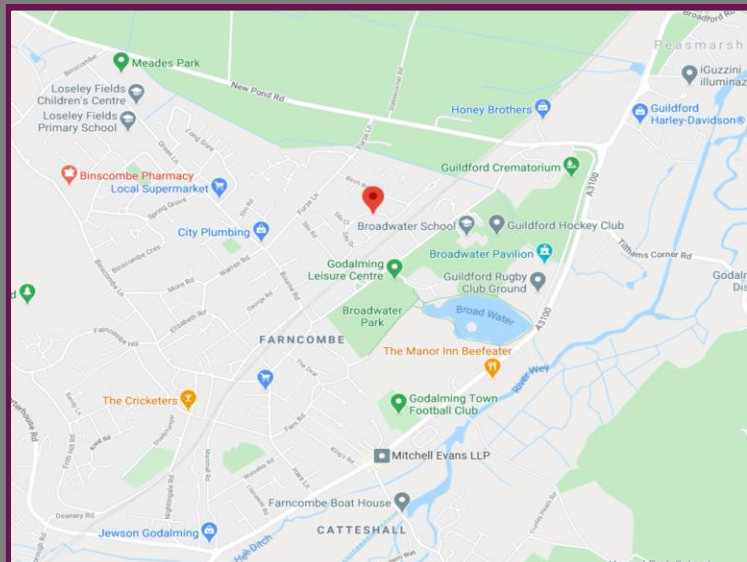
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Location

Farncombe is a satellite of Godalming, being about one and a half miles distant and boasts its own shopping parade, including a bakery, chemist and newsagents. In addition Farncombe has its own mainline station (Waterloo usually around 45 minutes). Guildford is just three miles to the north, whilst the A3 at Compton provides access to London and the south coast with links, via the M25 at Cobham, to Gatwick and Heathrow airports. Schools are well catered for in the area, including primary and junior as well as Broadwater Comprehensive. There is a sixth form college at Holloway Hill, Godalming. A number of independent schools are also available in the district.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Godalming: 41 High Street, Godalming, Surrey, GU7 1AU

Sales: 01483427699 | **Lettings:** 01483427699 | **Web:** www.Bourneestateagents.com

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