



ESTATE AGENTS



41B, Barnes Road, Godalming, Surrey, GU7 3RG

Asking Price £400,000

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Presenting an exceptional opportunity in Farncombe, is this superb two-bedroom semi-detached home which is poised as an ideal choice for first-time buyers or local downsizers. Upon entering, you are welcomed into an inviting open-plan living room with wood flooring that seamlessly extends throughout the ground floor.

Moving towards the rear, you will discover a contemporary kitchen equipped with modern white cabinets and sleek grey countertops. The kitchen boasts a range of integrated appliances, including a fridge, freezer, oven, dishwasher, and a four-ring hob with an extractor. Adjacent to the kitchen is a generously sized downstairs W/C, featuring a convenient utility space large enough to accommodate a washing machine.

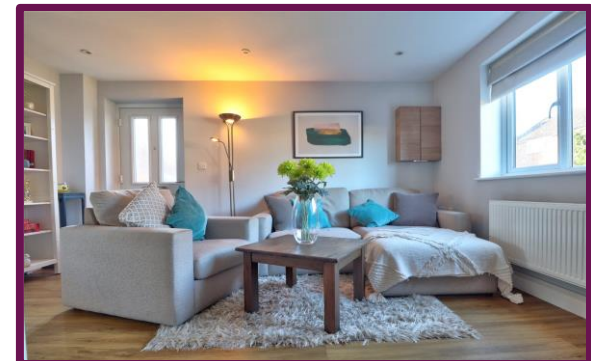
Ascending to the first floor, two double bedrooms await, each offering the practical benefit of en-suite bathrooms. The primary bedroom, positioned at the front of the home, showcases a three-piece bathroom suite comprising a bath with an overhead shower, sink, and W/C. Meanwhile, the rear secondary bedroom features a three-piece bathroom suite consisting of a shower, sink, and W/C.

Externally, the property boasts a private garden, predominantly laid to lawn with a patio area perfect for summer entertaining and BBQs. Additionally, the garden includes a shed for supplementary storage. To the front of the home, a well-maintained garden and a driveway with space for a couple of vehicles.

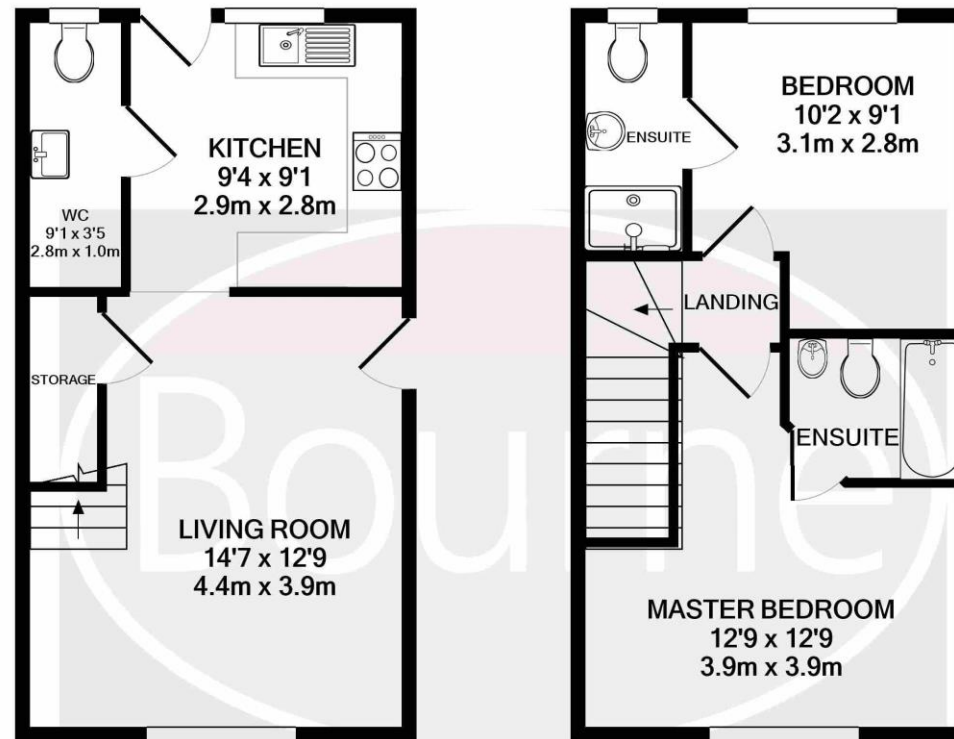
In summary this is a superb two-bedroom home that could suit a wide variety of needs and viewings are highly recommended.

Tenure: Freehold
Council Tax: Band C

- Two Bedroom.
- Semi Detached.
- Two En-Suite Bathrooms.
- Off Street Parking.
- Downstairs W/C with utility space.
- Garden with side access.
- Excellent Condition Ready to move into.
- CHAIN FREE!



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

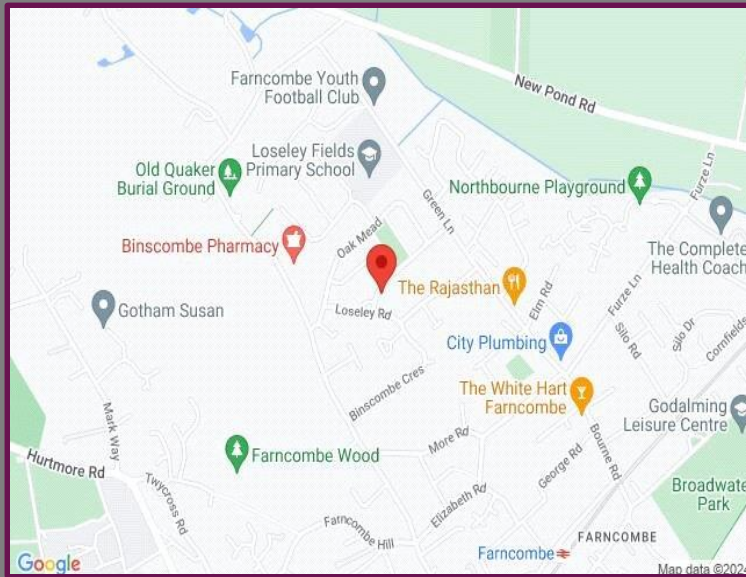
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



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