



93 Long Gore, Farncombe, Godalming, Surrey, GU7 3TW

Asking Price £550,000

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Situated on Long Gore, this charming three-bedroom semi-detached home presents a fantastic opportunity for modernisation while maintaining a welcoming atmosphere ready for immediate occupation, allowing you to personalize and upgrade at your leisure.

Upon entry, you're greeted by a spacious hallway boasting a convenient downstairs W/C for added practicality. Continuing through, the hallway leads into a sizable kitchen straight ahead or to a generously proportioned double reception room on the left, spanning nearly 23 feet in length.

Beyond this lies a separate dining room, easily sectioned off with folding doors, which provides access to the garden through a sliding door.

The kitchen is well-appointed with ample countertop space, storage options, and a pantry for additional organization. Equipped with essential appliances including an electric hob, oven, overhead extractor, under-counter fridge, and a separate freezer, it also offers a secondary access point to the garden.

Ascending the stairs, you'll find three spacious double bedrooms, two of which feature fitted storage cupboards. The family bathroom, conveniently situated on this floor, is complete with a bath featuring an overhead shower, sink, and W/C.

Externally, the property boasts a generously sized plot, with the garden stretching approximately 55 feet in length by 35 feet in width. Featuring a mix of patio, lawned areas, and well-maintained flower beds facing a South-Easterly direction.

To the front of the home there are two off-street parking spaces and a lawned garden adorned with a picturesque magnolia tree, enhancing its curb appeal.

Moreover, this property is offered chain-free, presenting an enticing opportunity to purchase without the complications of a lengthy chain of other buyers and sellers. In summary this property is perfectly suited as a long-term family home, seize the chance to make it your own and book your viewing today!

- Chain Free Sale
- Semi Detached
- Three Double Bedrooms
- Two Reception Rooms
- Off Street Parking
- Garage
- 55ft South East Facing Garden
- 12-14 Minute Walk from Farncombe Station



Floorplan

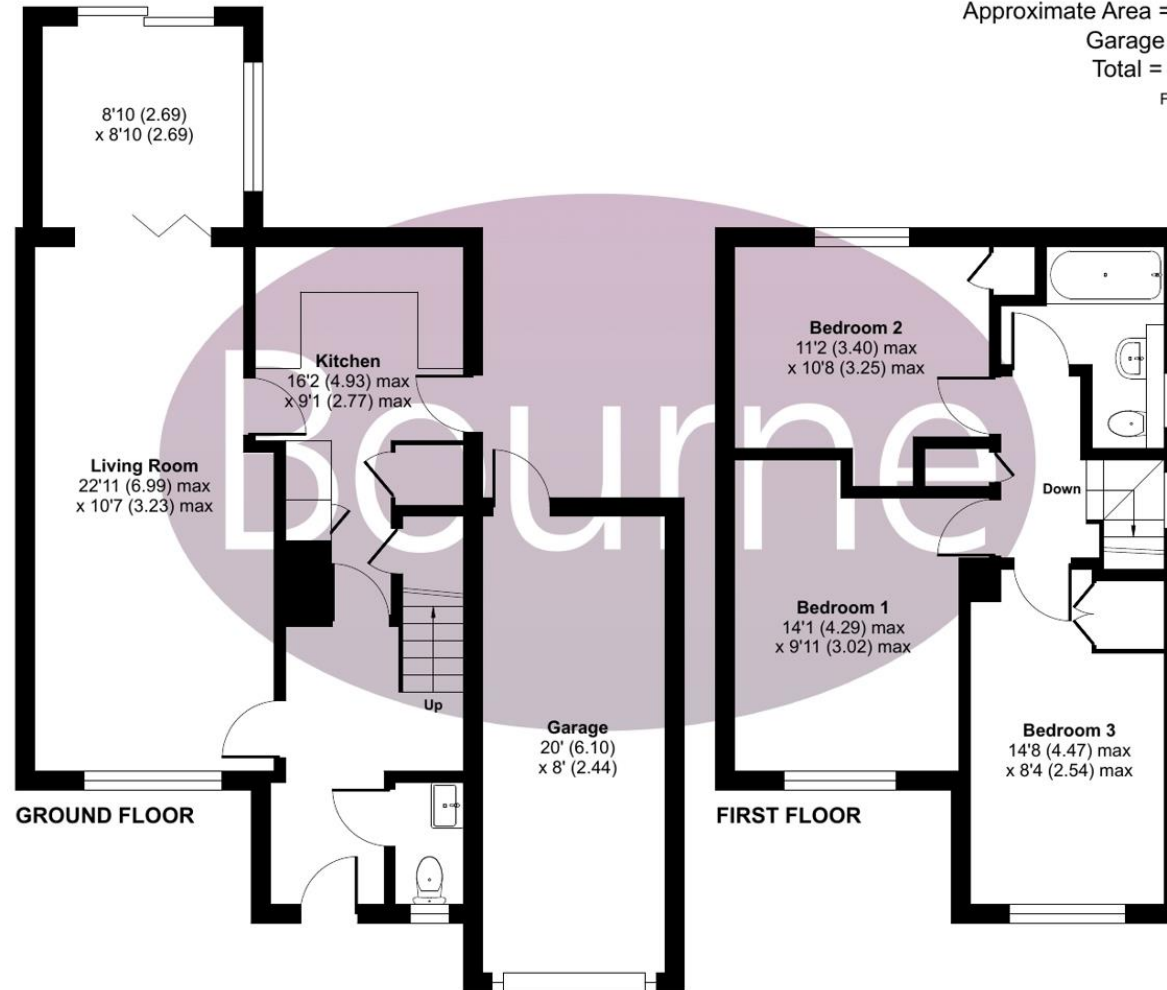
Long Gore, Farncombe, Godalming, GU7

Approximate Area = 1051 sq ft / 97.6 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1211 sq ft / 112.4 sq m

For identification only - Not to scale



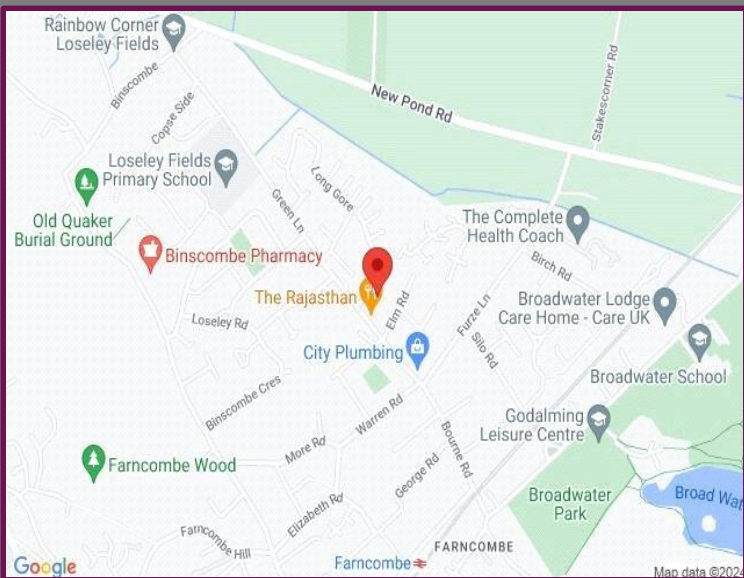
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1108546

Location

Farncombe Village offers a range of shops catering to daily needs, including a Co-op, an independent butcher, a baker, and a Boots chemist. For leisure and recreational activities, Godalming Leisure Centre and Broadwater Park, with its lake and golf course, are conveniently located nearby.

The historic High Street of Godalming is just a short distance away, providing excellent shopping and dining options, including Waitrose and Sainsbury's. The mainline station, only a few minutes' walk from the property, offers fast and frequent service to London Waterloo.

Guildford, approximately 3 miles away, boasts a thriving cobbled High Street with a diverse range of shops and restaurants. Leisure facilities such as Spectrum and the Surrey Sports Park are within reach, and entertainment venues like the Yvonne Arnaud Theatre, Electric Theatre, and G Live are popular choices.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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...

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