



ESTATE AGENTS



41 Binscombe Lane, Godalming, Surrey, GU7 3PP

Asking Price £500,000



# 41 Binscombe Lane, Godalming, Surrey, GU7 3PP

A superb three bedroom family home which has been subject to a full refurbishment from top to bottom by its current owners and is presented in immaculate condition ready to move into.

Spread across 3 floors, this home offers versatile living space throughout, with every room being generously proportioned.

The first floor offers two double bedrooms, with the principle bedroom offering an en-suite fitted with a shower, sink & W/C. Additionally the family bathroom is also located on this floor and is of modern style and is fitted with a three piece suite comprised of bath, sink & W/C.

On the top floor there is a double bedroom which benefits from dual aspect windows, looking out toward the rear of the home from this room there are fantastic far reaching views over the Surrey Hills

Externally the property offers a low maintenance decked garden with raised beds, with a helpful side access which leads to the property's off street parking space.

Tenure: Freehold  
Council Tax: Band E

- Three Bedrooms
- Two Bathroom
- Off Street Parking
- Newly Fitted Kitchen Diner
- Fully Modernised Throughout
- Immaculate Condition
- En-Suite to Principle Bedroom
- 12-14 Minute Walk to  
Farncombe Station



# Floorplan

## Binscombe Lane, Farncombe

Approximate Gross Internal Area  
Ground Floor = 58 sq m / 624 sq ft  
First Floor = 51 sq m / 549 sq ft  
Second Floor = 20 sq m / 215 sq ft  
Total = 129 sq m / 1388 sq ft

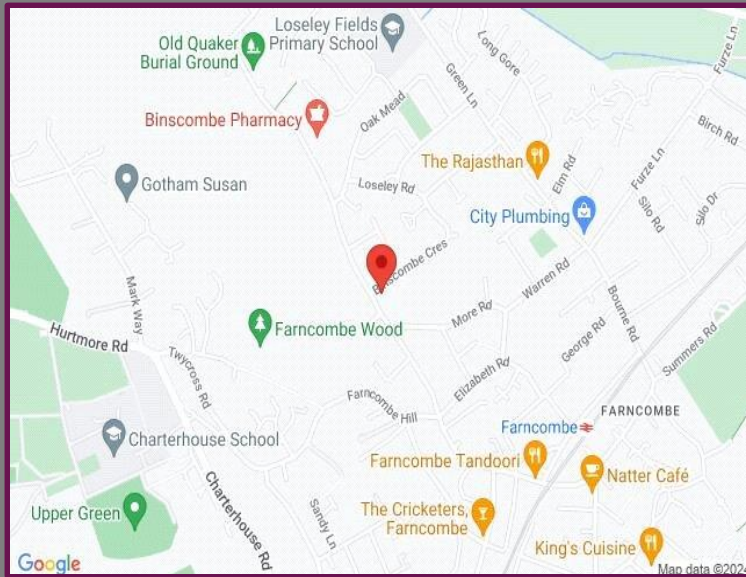




# Location

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 under the hour).

Guildford is just four 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



A refreshing choice...

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