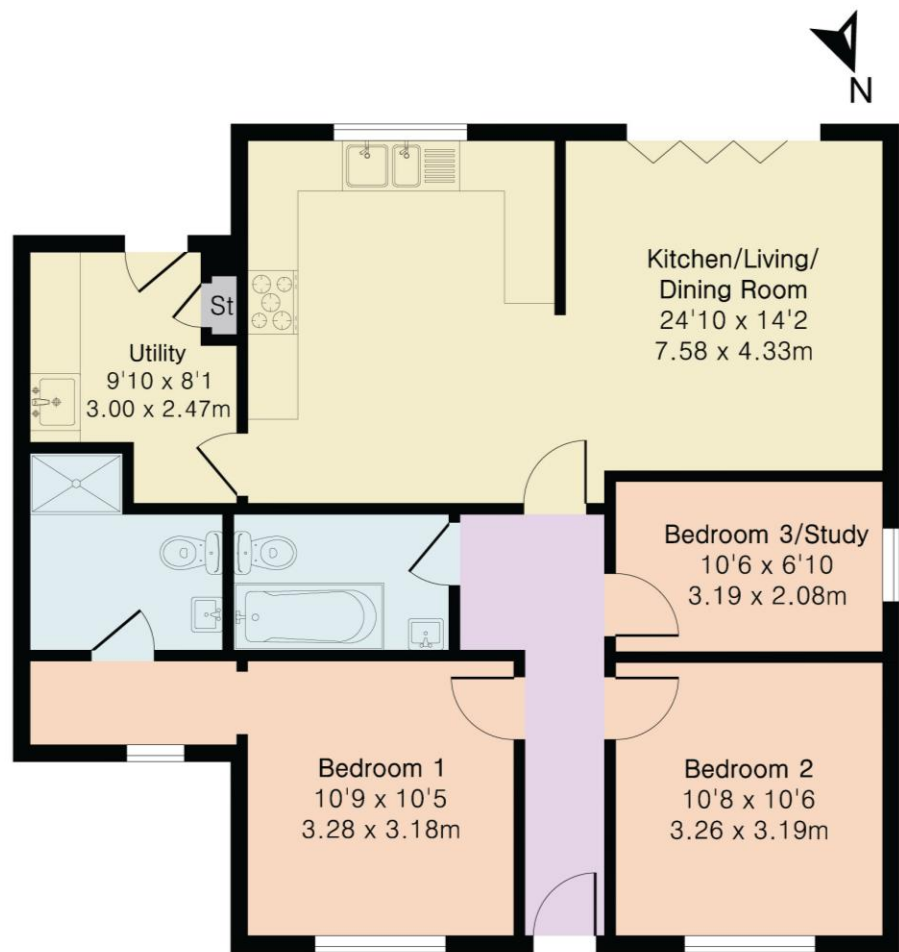


Approximate Gross Internal Area 939 sq ft - 87 sq m



Ground Floor



60 Combe Road, Farncombe, GU7 3SL

£550,000 Freehold

A superbly presented and extensively modernised three-bedroom detached bungalow, offering approximately 939 sq.ft of stylish and versatile single-storey accommodation. Highlights include an impressive 24'10 open-plan kitchen/living/dining room with bi-fold doors, two contemporary bath/shower rooms, a generous utility room, extensive driveway parking and an enclosed rear garden. Ideally positioned for Farncombe village, local amenities and the mainline station.



1. In accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or plans are for representation purposes only and no guarantee is given on the total square footage of the plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	C	939	0.6 miles	Band C	N/A	N/A

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £TBC PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



Seymours

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Beautifully presented with a fresh, contemporary finish throughout, the property is an attractive three-bedroom detached bungalow offering approximately 939 sq.ft of thoughtfully arranged and versatile single-storey accommodation. With an impressive open-plan kitchen/living/dining room forming the heart of the home, two stylish bath/shower rooms, a particularly generous utility room and extensive off-road parking, this is a home that combines modern design with excellent everyday practicality.

A central entrance opens into the hallway, from which the accommodation flows particularly well. Warm wood-effect flooring immediately introduces the modern aesthetic and continues through into the principal living area, complementing the crisp décor and creating a cohesive feel.

Undoubtedly the standout feature is the superb 24'10 kitchen/living/dining room. Generously proportioned and wonderfully sociable, this open-plan space has been designed to accommodate clearly defined areas for cooking, dining and relaxing while retaining an easy sense of connection throughout. Recessed ceiling spotlights add to the clean contemporary finish, while a wide set of dark-framed bi-fold doors floods the living area with light and opens directly onto the rear terrace and garden.

The kitchen itself is smartly appointed with sleek white gloss handleless cabinetry contrasted by dark work surfaces. A range-style cooker with stainless steel and curved glass extractor creates a focal point, while plentiful cabinetry and generous preparation space make the room as practical as it is attractive. A window above the sink gives a pleasant outlook towards the garden.

Adjoining the kitchen is an exceptionally useful utility room measuring approximately 9'10 x 8'1. Offering valuable additional storage and workspace, together with its own sink, this is a particularly practical addition to the home. Importantly, the utility also has its own external door, providing convenient independent access to the rear of the property and garden.

The bedroom accommodation is positioned towards the front and side of the bungalow. Bedrooms one and two are both comfortable double rooms, finished with soft neutral carpeting and crisp white walls that give them a calm and restful feel. Bedroom three is highly versatile, making it ideal as a single bedroom, nursery, dedicated home office or dressing room depending on individual requirements.

The bathroom facilities are another notable feature. The main bathroom has a smart contemporary finish with large-format stone-effect tiling, a bath with glazed shower screen and shower above, wall-hung WC, sleek vanity unit and chrome heated towel rail. A separate shower room echoes the same modern styling, with a generous walk-in shower area featuring a large rainfall shower head, contemporary sanitaryware and further stone-effect tiling.



Outside, the property makes an excellent first impression. The rendered elevations, contrasting dark window frames and traditional tiled roof give the bungalow a smart and understated appearance, while a large gravelled frontage provides a particularly generous amount of off-road parking.

To the rear, the garden provides an appealing extension of the living space. The bi-fold doors open directly onto a paved terrace, ideal for outdoor seating and dining, before giving way to an area of lawn. Established boundary planting brings welcome greenery shrubs and planted beds helping to soften the fenced boundaries and create an attractive backdrop. There is also useful access around the side of the property.

Combe Road is well positioned for the amenities of Farncombe and Godalming. Farncombe village offers a useful range of everyday shops and services together with a mainline railway station providing regular services towards Guildford and London Waterloo. Godalming town centre is also within easy reach and provides a broader selection of independent shops, cafés, restaurants and leisure facilities. The surrounding area is renowned for its attractive Surrey countryside, with numerous footpaths, open spaces and riverside walks nearby, while road links provide convenient access towards Guildford and the wider road network.

