



Long Gore, Godalming, Surrey GU7 3TE

£2,250pcm



# Long Gore, Godalming, Surrey GU7 3TE

Bourne are pleased to bring to the market this beautifully presented, recently refurbished, three bedroom detached family home, located in a popular residential area in Farncombe.

Accommodation boasts modern living and fittings throughout, and include new flooring and landscaped garden. As you enter the property through the front door, you are greeted with a spacious hallway with access to the rest of the ground floor accommodation and access upstairs. Moving to the left as you walk through the hallway is the spacious living room with a large front window, which then leads round into the dining area with access into the rear garden. To the right of the dining room is a door way leading into the modern refitted kitchen with appliances, a number of wall mounted and base level units, along with further access into the rear garden. The kitchen then also leads back round into the entrance hall.

Moving upstairs from the entrance hall, you are greeted with the landing with access to the bedrooms and bathroom. Immediately to the right as you reach the landing is the refitted bathroom suite which over looks the rear garden. Back on the landing, to the right again is the second bedroom which is a spacious double with plenty of room for all furnishings. To the right again as you exit the second bedroom is the main double bedroom with views to the front of the property, and boasts a large fitted wardrobe with ample room. Finally back out of the main bedroom to the right is the third bedroom which also overlooks the front of the property.

The property also boasts a fantastic sized rear garden with side access to the front of the property. To the front there is driveway parking for 2 vehicles and a garage that has been divided in half for a variety of uses. Unfurnished.

- \*\*\*AVAILABLE MID FEBRUARY\*\*\*

- Three Bedroom Detached House

- Recently Refurbished

- Large Lounge/Diner

- Modern Refitted Kitchen With Appliances

- Modern Refitted Bathroom Suite

- Large Landscaped Rear Garden

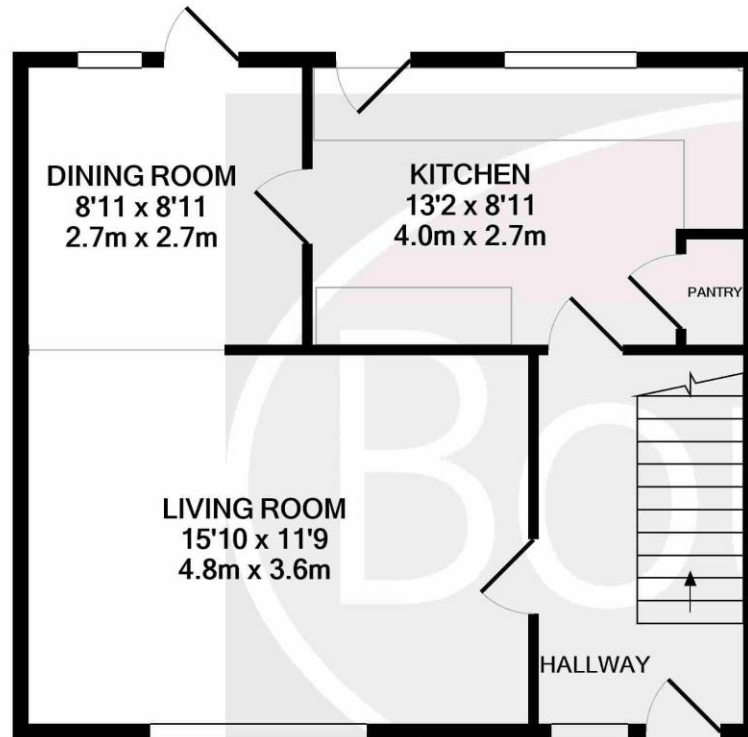
- New Carpets & Flooring

- Driveway & Garage

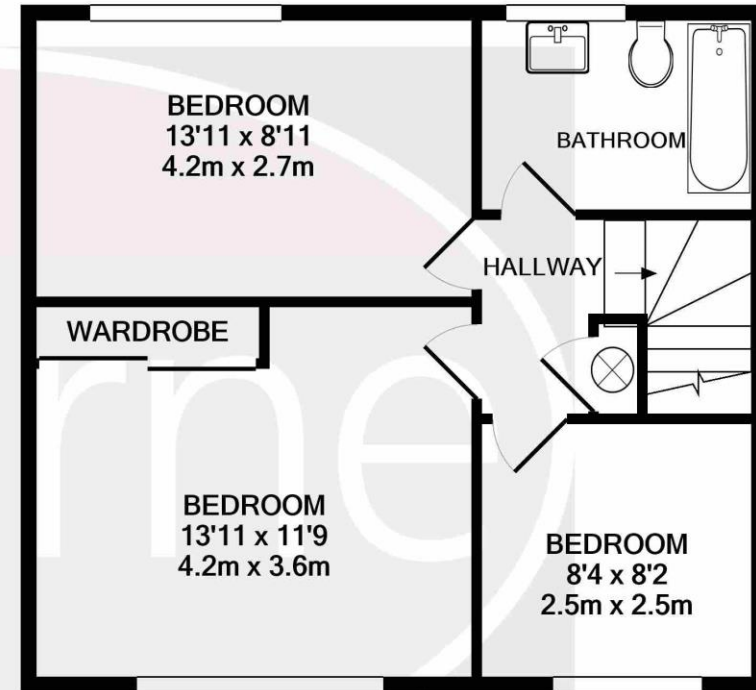
- Popular Residential Location



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.5 SQ.M.)

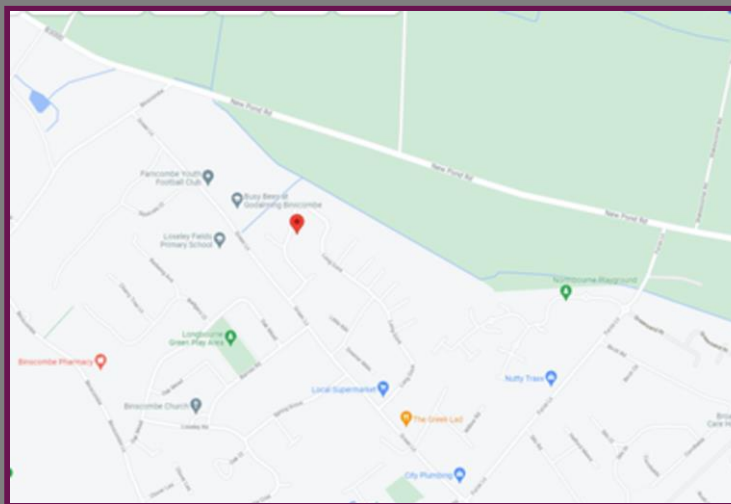
TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

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

The property is located a short walk from Farncombe village with its renowned butcher and bakery as well as a Co-op, Boots Chemist and other independent traders. The mainline station provides a fast, frequent service to London Waterloo and the South Coast in under the hour. The historic High Street of Godalming is nearby with its excellent shops and restaurants as well as Waitrose and Sainsburys. The area is surrounded by miles of open countryside, much of which is owned by the National Trust and the A3 is accessible at Compton linking with the M25 for Heathrow and Gatwick Airports.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	53   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.