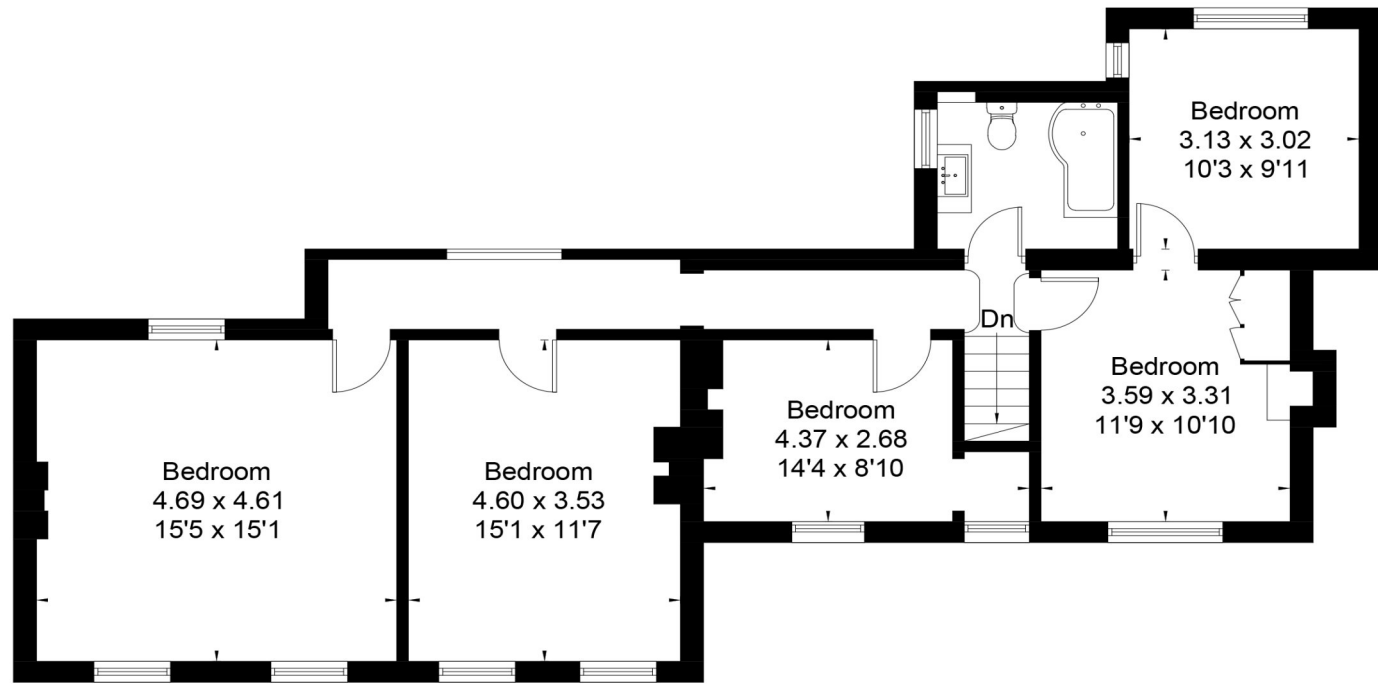
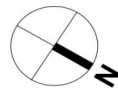
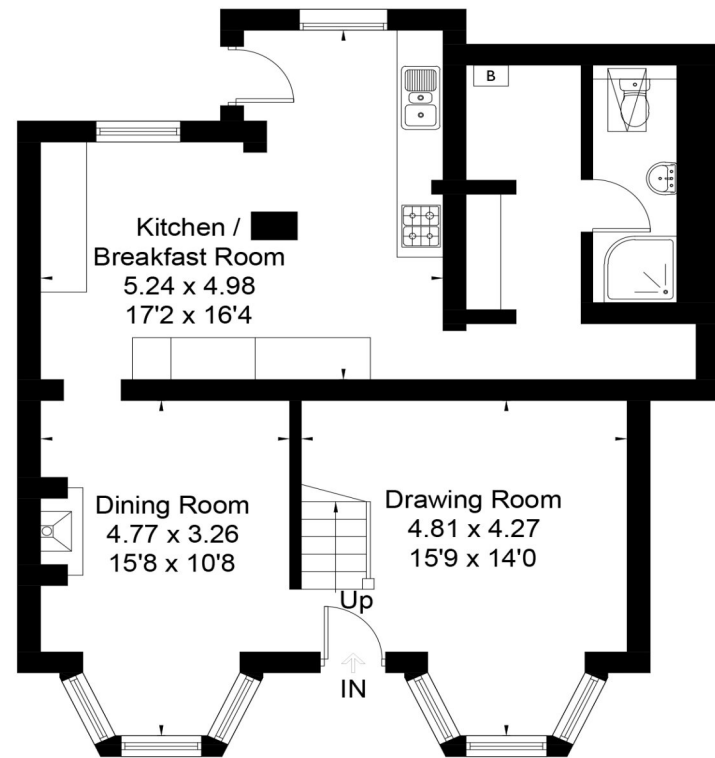


Approximate Area = 159.2 sq m / 1714 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 261961



## Upper Hale Road, Surrey, GU9

Guide Price £2,320 per month

An ideal opportunity for 4 UCA students to rent this spacious 4 double bedroom property with two large reception rooms. 12 month term contract. Tenancy to commence 8th September 2025. EPC (C)

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

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**Winkworth**



## ACCOMMODATION

- 4 Double Bedrooms (one of which with Study/Dressing)
- Bathroom plus separate Shower Room
- Two Living Rooms
- Kitchen/ Dining Room
- Utility Room
- Garden
- Parking Space
- Tesco and Bus Stop nearby

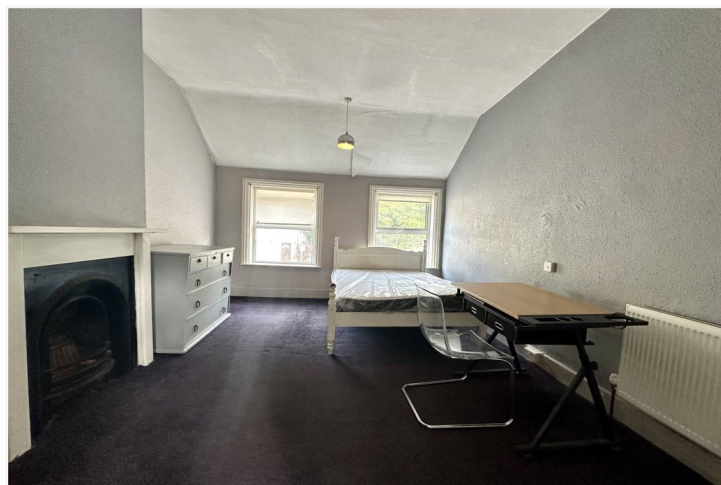
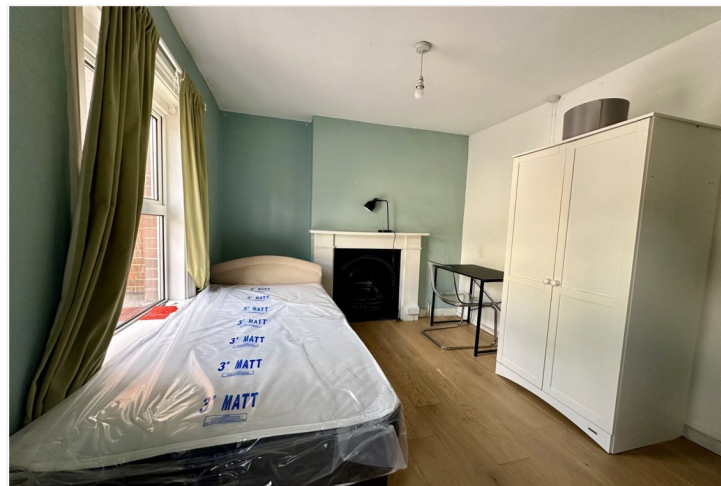
## DESCRIPTION

A great opportunity for a group of 4 UCA students to rent this particularly spacious 4-bedroom house in Upper Hale.

Access is through the garden to the rear door leading into the large kitchen with a range of base and eye level units, American fridge/freezer, dishwasher and range cooker, through to the utility area which houses the washing machines and a shower room. From the kitchen a doorway leads to the dining room with feature fireplace and a log burner and through to the front door which leads into the living room.

The stairs lead to the first floor where there is a family bathroom with bath and shower over, a large bedroom with a dressing area and three further double bedrooms.

- -Ideal for a group of four UCA students to rent as a whole.
- -All students need UK based Guarantors or will need to pay the year's rent in advance.
- -Within a strictly no smoking building.
- -Beds, cupboards and desks provided in each bedroom. There is also a sofa and dining table in the communal spaces.
- -Tenants to Contribute to Communal Utility Bills
- -No pets
- - 10-12 months fixed term
- -Video Tour/ Virtual viewings available



## LOCATION

The property is situated in a residential area to the north of the town centre within close proximity to the delightful Farnham Park with it's 320 acres of medieval deer park, walkways for pedestrians and cyclists, a 9 hole golf course and panoramic views over Farnham.

Farnham is an historic, former market town on the Surrey/ Hampshire border, recognised for its Castle, wide principal street and Georgian architecture. The town provides a range of shopping, educational and cultural facilities which includes the Maltings Art Centre and a sports centre. There is a railway station providing a direct train service to London Waterloo within the hour, whilst the A31 Farnham by-pass provides access to Guildford and the A3 to the east and Alton and Winchester to the west. The A331 dual carriageway to the north enables easy access to the M3. There are large areas of countryside and National Trust land beyond the town providing excellent opportunities for walking, riding and a variety of country pursuits.

## SERVICES:

Mains gas, electricity, water and drainage.

## LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax band D (student exemptions available from council if applicable)

## DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

