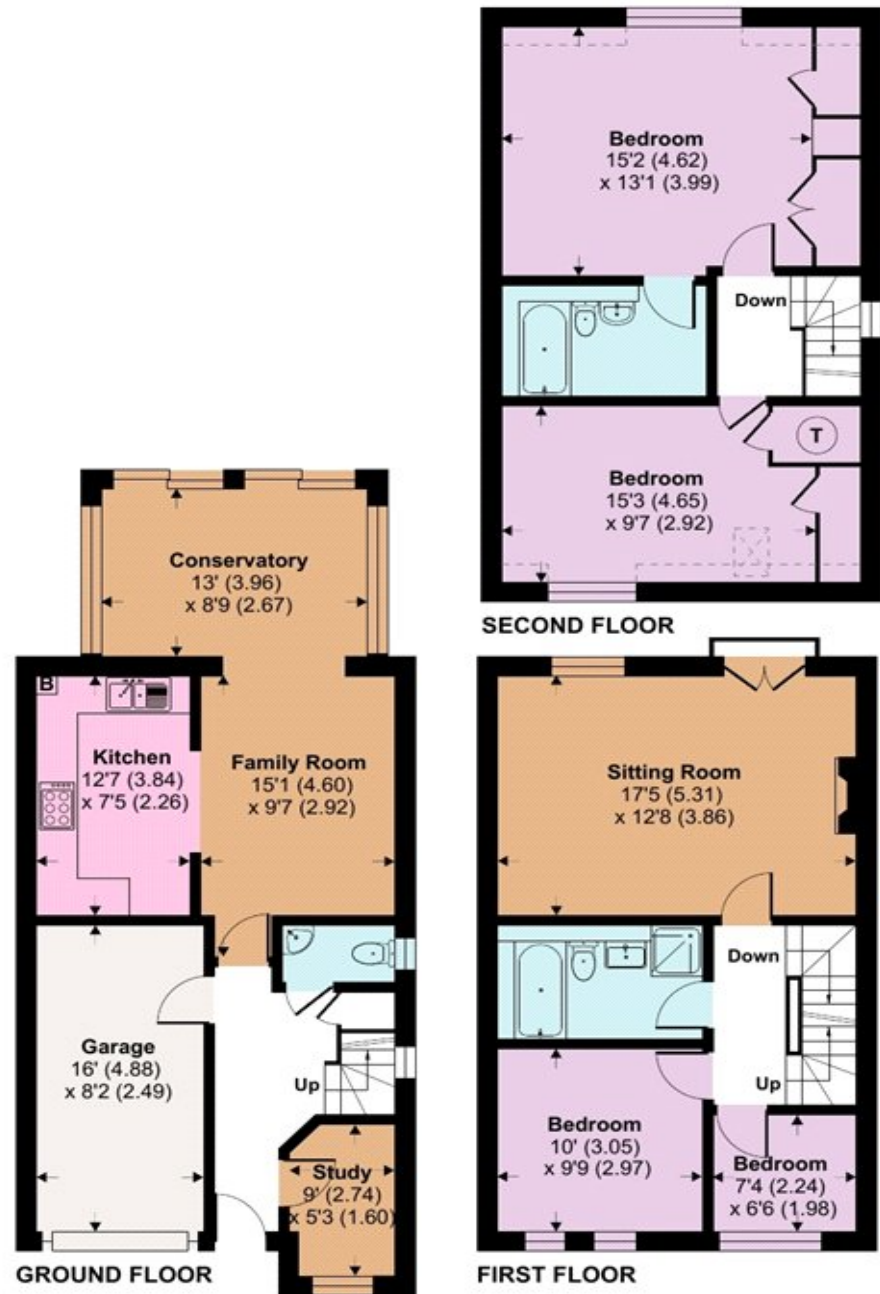


Fairholme Gardens, Farnham, GU9

Approximate Area = 1515 sq ft / 140.7 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1672 sq ft / 155.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Fairholme Gardens, Surrey, GU9

Guide Price £2,200 per month

A beautifully presented end of terrace townhouse with generous living accommodation over three floors. Perfect for a family. Available Now. Unfurnished. EPC D

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN



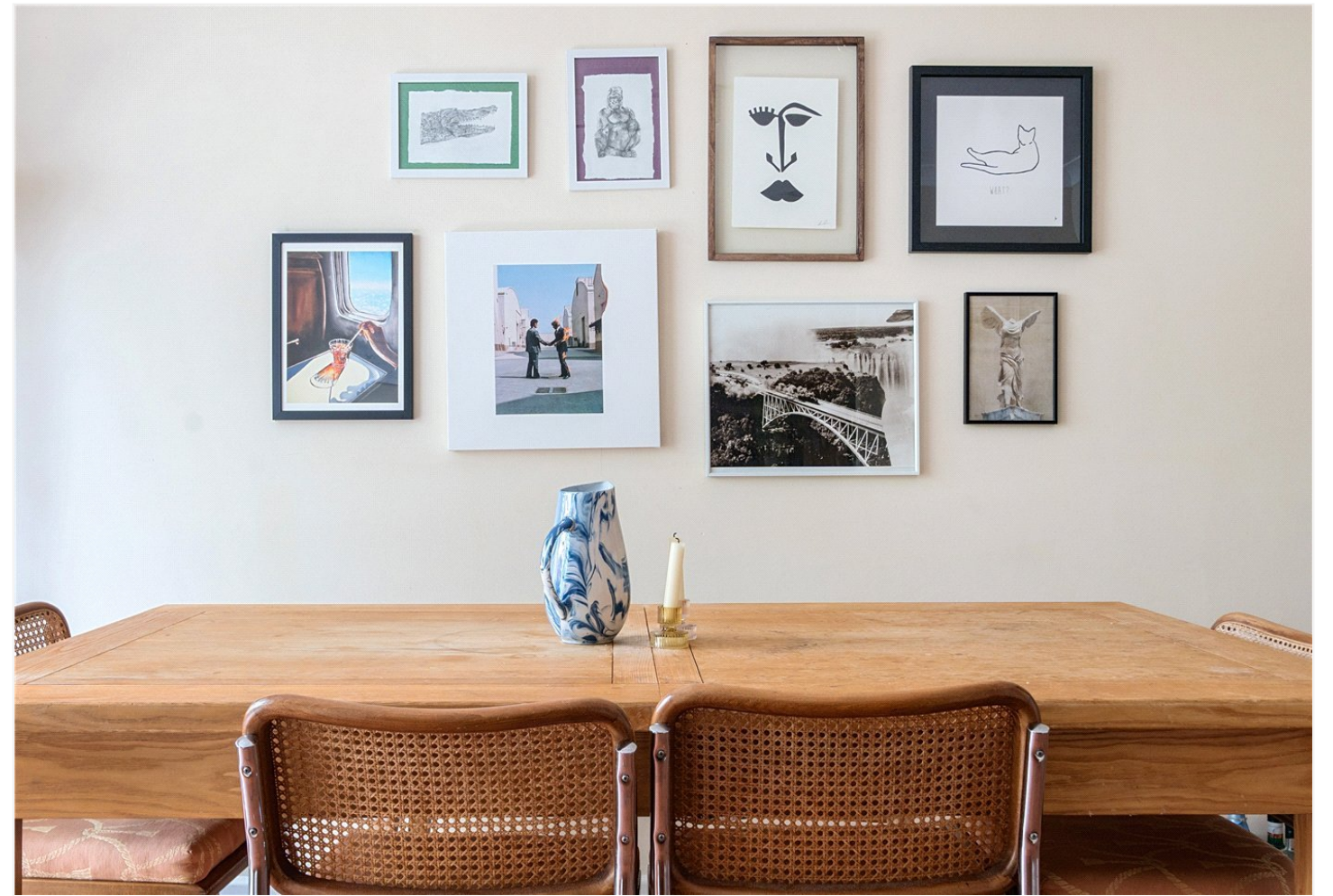
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1158161

Winkworth

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ACCOMMODATION

- South Farnham location
- Open plan kitchen, dining, conservatory room
- Well-presented modern townhouse
- Garage and off-street parking
- 4 Bedrooms
- 2 Bathrooms

DESCRIPTION

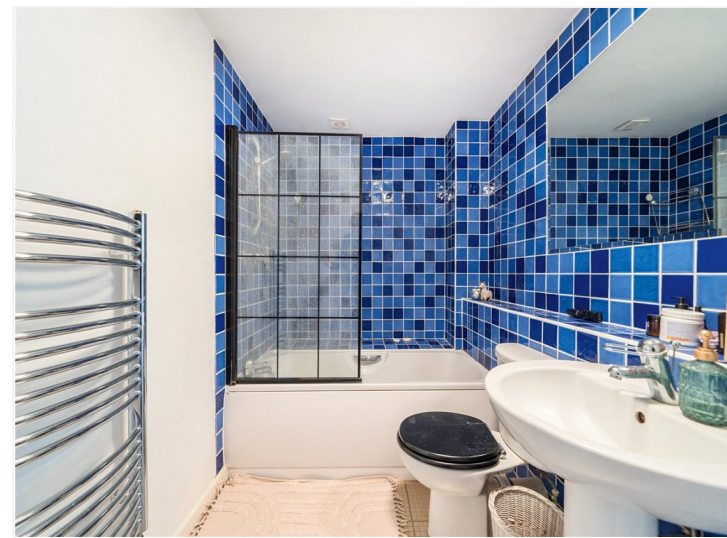
A well-presented end of terrace townhouse with generous living accommodation over three floors. The ground floor consists of an entrance hall study, WC and internal access to the garage. To the rear of the ground floor is a large open plan kitchen dining room and conservatory.

On the first floor is a spacious living room with fireplace and a Juliette balcony overlooking the rear garden, two bedrooms and a family bathroom with separate bath and shower.

On the second floor is a spacious master bedroom with built in storage and an ensuite bathroom, plus a further double bedroom with storage.

OUTSIDE

There is a single garage and off-street driveway parking. To the rear of the property is a small terrace and garden laid to lawn with garden gate to the rear.



LOCATION

The property is situated in the south of Farnham, a short walk away from the centre of town and railway station. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, leisure, dining and shopping facilities.

The property is within close proximity of the highly regarded South Farnham School and easy walking distance to Weydon secondary school. The area's excellent range of private schools including Edgeborough, Frensham Heights are all within easy reach.

Farnham train station provides direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

SERVICES

All mains services

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band F

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	