

The Mulberries, Farnham, GU9

Approximate Area = 1020 sq ft / 94.7 sq m
 Garage= 67 sq ft / 6.2 sq m
 Total = 1087 sq ft / 100.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 974364
Winkworth

The Mulberries, Surrey, GU9

Guide Price £1,800 per month

A stylishly presented three bedroom house with extended accommodation, garage and garden. EPC D. Unfurnished. Available 6th September 2024

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ACCOMMODATION

- Three bedrooms
- Fabulous extended reception room
- High standard of presentation
- Generous garden size

DESCRIPTION

A stylishly decorated three-bedroom house with extended accommodation, garage and garden.

The property is entered into a hallway with WC and useful understairs cupboard. The modern fitted kitchen has a range of base and wall units. Appliances include a washing machine, electric oven, gas hob and fridge freezer. The integral garage has been split to provide storage at the front which can be accessed from the driveway and a utility/ store room to the rear section with tumble dryer.

The large L shaped living room has been extended to provide an open plan designated dining area. It is light and spacious with French doors leading to the garden.

The first floor features a master bedroom with rear aspect over the garden. There is a further double bedroom to the front of the property. The third bedroom would make an ideal bedroom or home office.

OUTSIDE

The house is end of terrace so has space and path to the right-hand side of the property. It has a neat lawn and driveway parking to the front. Parking space for up to 4 cars. Although the garage has been partially converted there is still storage space to the front section. To the rear is a well enclosed garden with patio, lawn, shed and back gate.



LOCATION

The property is situated between Farnham and Badshot Lea, to the east of Farnham with a variety of good local amenities including a village school, church and recreation ground with tennis courts. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the 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.

The property is conveniently located to access many of the area's highly regarded government and private schools including William Cobbett, Barfield and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Band D

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		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	