

# Oakland Avenue, Farnham, GU9

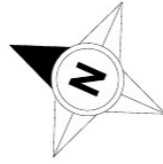
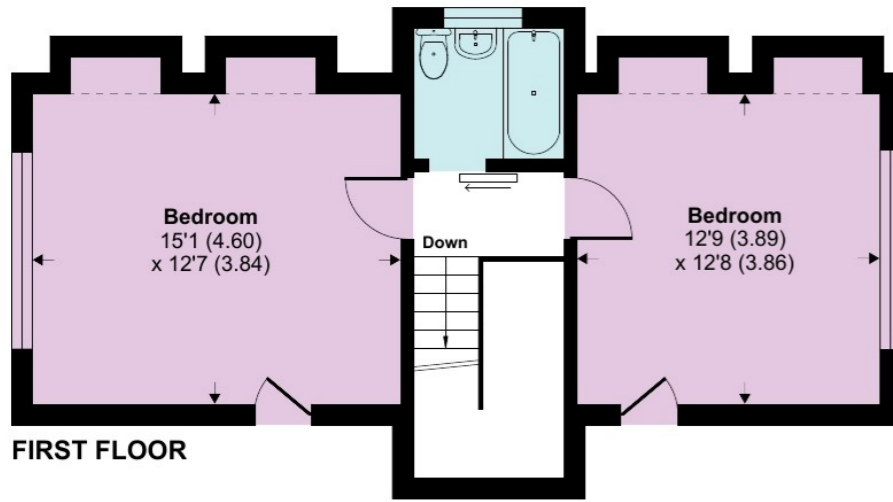
Approximate Area = 1366 sq ft / 126.9 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

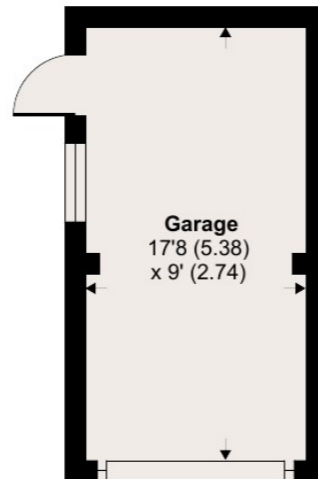
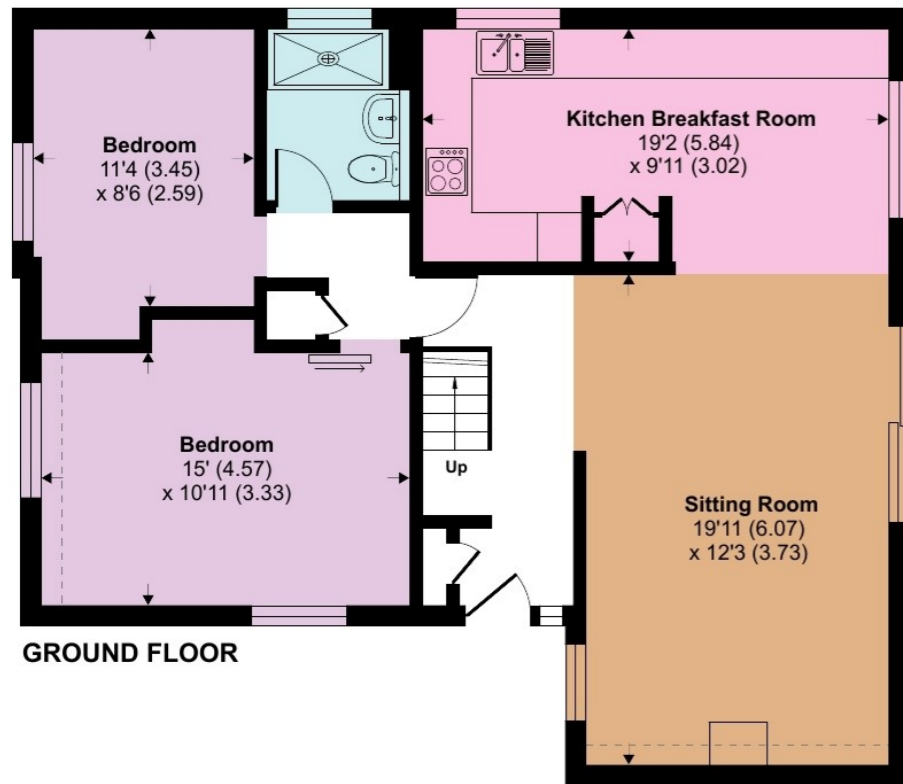
Garage = 159 sq ft / 14.7 sq m

Total = 1547 sq ft / 143.6 sq m

For identification only - Not to scale



Denotes restricted head height



## OAKLAND AVENUE, FARNHAM, SURREY, GU9

Guide Price £625,000

A spacious family detached home with semi open-plan design, offering four bedrooms, lovely garden with views beyond, set in a popular road in Farnham.

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

**Winkworth**

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

**Winkworth**



**ACCOMMODATION**

- Open plan kitchen/breakfast room
- Sitting/dining room
- Four double bedrooms
- Two bathrooms
- Delightful front and rear gardens
- Garage and driveway
- Sought after location
- No onward chain

**DESCRIPTION**

The property is set back from the road with a large front garden, mainly laid to lawn with flower and shrub borders. There is a driveway providing parking for three cars leading to a garage. A path leads through a pretty wrought iron gate to the front door at the side of the house.

On the ground floor the entrance vestibule has good coat hanging space. The airy sitting room with oak flooring opens up into the kitchen/breakfast room providing a fantastic open-plan feel. The sitting room has glazed sliding doors that provide wonderful light and a view over the garden. As well as a newly fitted shower room on the ground floor, there are two double bedrooms, which could be used as reception rooms.

Upstairs there are a further two bedrooms with considerable storage space under the eaves, and a family bathroom.

Outside  
The large rear garden faces in a south-easterly direction; there is a sun terrace immediately adjacent to the house and another two further down the garden capturing afternoon sun and providing



dining and entertaining areas. The remainder of the garden has a central lawn bordered by beds, which are stocked with interesting plants including many azaleas, rhododendrons and ornamental trees.

**LOCATION**

Farnham is an 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 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.

Weybourne is a perfect location for families as it offers good local schooling including the William Cobbett Junior School, Heath End Secondary School and All Hallows Catholic School to name but a few in the vicinity. The location is also perfect for nature lovers with access close by at two points into Rowhills Nature Reserve. Fitness enthusiasts are also catered for with the David Lloyd Leisure Centre, the Nuffield Health Gym and various sport/football pitches are also found nearby. The area also offers excellent local shopping and three public houses, all within walking distance.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales 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 sales particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	