

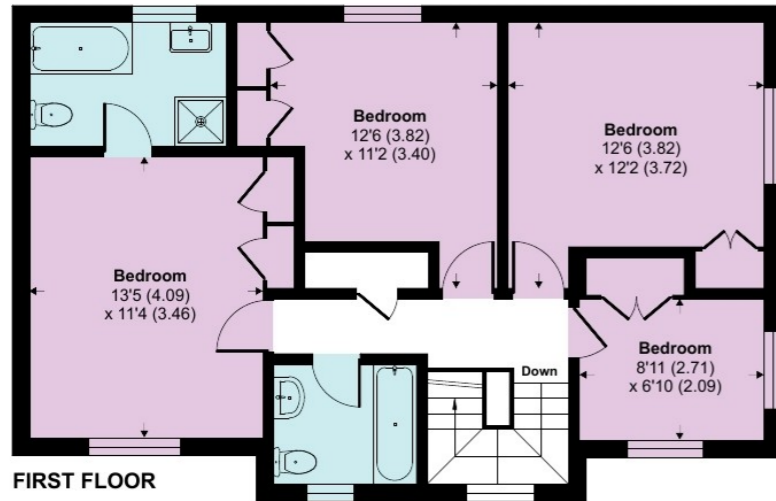
Firgrove Hill, Farnham, GU9

Approximate Area = 1614 sq ft / 149.9 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 1906 sq ft / 177 sq m

For identification only - Not to scale



FIRGROVE HILL, FARNHAM, SURREY, GU9

Offers in excess of £1,000,000

A detached family home located on a smart residential road and within walking distance to Farnham mainline station.

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ACCOMMODATION

- Detached family home
- Three reception rooms
- Four bedrooms
- South westerly facing garden
- Sought after residential road
- Walking distance to Farnham mainline train station
- Close proximity to South Farnham School
- No onward chain
- Planning Reference Link WA/2022/01808

DESCRIPTION

Approached via a gated driveway, this detached family home comes to the market with no onward chain.

In addition there is full planning permission to for an erection of extensions and alterations together with alterations to existing garage to provide a gym. Planning Reference Link WA/2022/01808

This family home is positioned on a sought after residential road and is within close proximity to Farnham train station and South Farnham School.

Upon entering, there is a large entrance hallway, kitchen/breakfast room, adjoining utility room with access to secondary porch, dual aspect sitting room with open fireplace and sliding door to garden, family room, study, downstairs cloakroom and boiler cupboard.

To the first floor, there is an impressive principle bedroom with built in wardrobes and en suite bathroom with separate shower, three further bedrooms (all with built in wardrobes), landing area, family bathroom and airing cupboard.



Outside

The property sits back from the road with a large tarmac driveway providing ample parking for several cars, with access to the double garage. The large rear garden is well screened and mainly laid to lawn. There is an array of bedding plants, shrubbery, small trees and a patio.

LOCATION

The property is situated in a desirable and sought after position on the southern side of Farnham. It is within close proximity to the mainline station (London Waterloo within the hour), town centre and local shops as well as South Farnham (The Bourne infant school) and South Farnham junior school. The local shops at the Ridgeway and The Bourne include a Butcher's, Bakery, pharmacy, Tesco Express, wine shop and an off licence.

South Farnham has a great sense of community and nearby there are two recreation grounds, tennis club, butcher, Tesco express, cricket nets, public house, florist, pharmacy and local church all within walking distance. There are walks nearby from this location utilising public footpaths taking you to The Bourne Woods which is ideal for walking, riding, cycling and running. The surrounding area boasts many miles of open countryside much of which is under the ownership of The National Trust. Farnham town centre is approximately 0.6 miles away and provides a comprehensive range of shops, pubs and restaurants with leisure and cultural facilities. There are excellent road links via the A31 linking to the A331, M3 and the A3 providing fast access to London and the national motorway network.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band G

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		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	