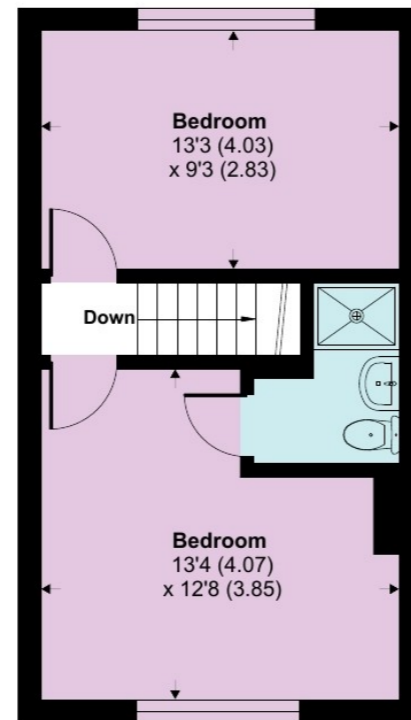


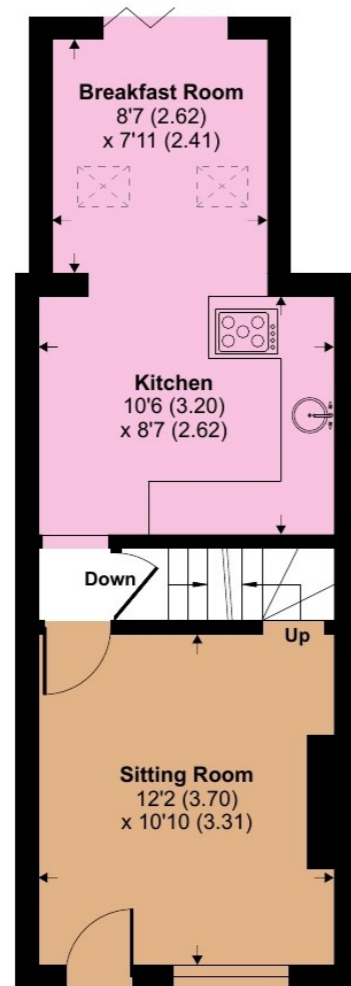
West Street, Farnham, GU9

Approximate Area = 1188 sq ft / 110.3 sq m

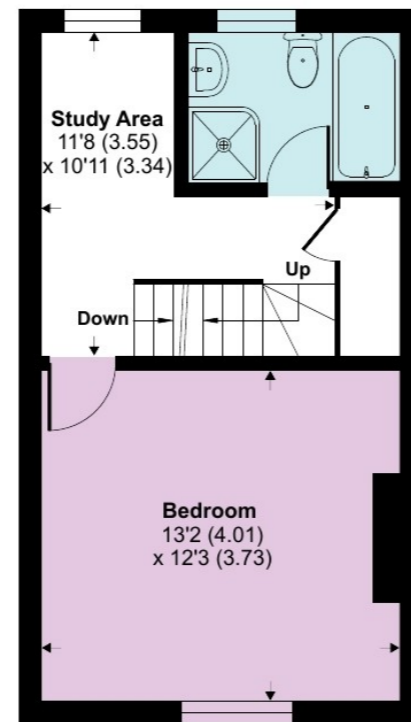
For identification only - Not to scale



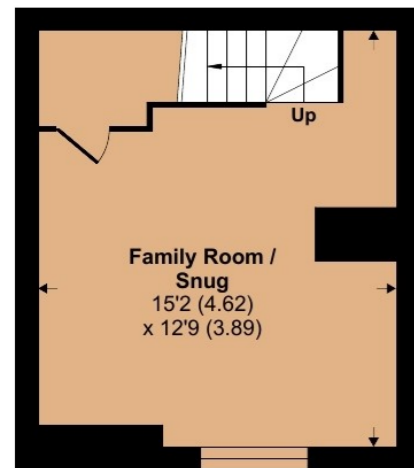
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



BASEMENT



WEST STREET, FARNHAM, SURREY, GU9

Guide Price £695,000

An immaculately presented Farnham town house, situated just off West Street with immediate proximity to the town.

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

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ACCOMMODATION

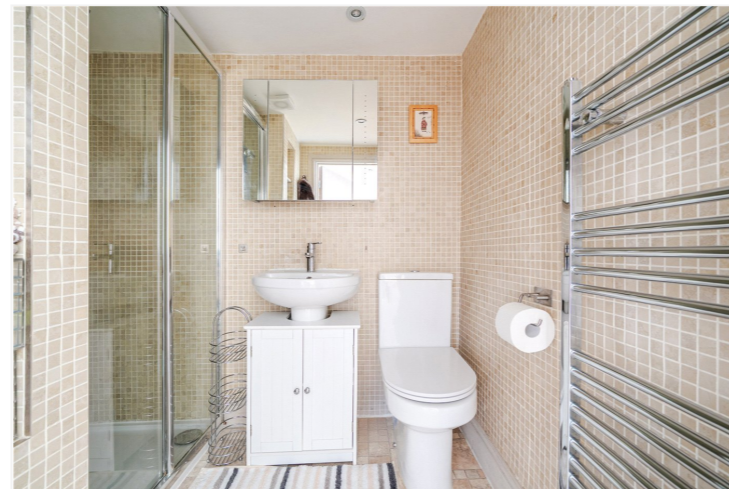
- Highly desirable town centre location
- Open plan vaulted kitchen/breakfast room
- Sitting room
- Immaculately presented
- Three double bedrooms
- Beautiful courtyard garden
- Close proximity to Waitrose
- Residents parking

DESCRIPTION

This charming Grade II period townhouse is ideally located in the heart of Farnham town with immediate access to amenities. The accommodation is flexible (especially in relation to the use of the basement area and first floor living room/bedroom).

The ground floor accommodation comprises elegant sitting room with plantation shutters and feature fireplace, a superb open plan vaulted kitchen/breakfast room fitted with a bespoke range of white high gloss units, contrasting woodblock work-surfaces, copper splash back and tiled flooring and bifolding doors to landscaped garden. To the lower ground-floor, there are stairs that lead down to the family/snug room with large cupboard under the stairs in the basement is a dedicated utility area with plumbing for a washing machine, space for a tumble dryer and additional storage.

On the first floor there is a double bedroom, study area and family bathroom with separate shower. There is a principal bedroom on the second floor with en suite shower room and a further double bedroom.



Outside

Outside there is a beautiful walled courtyard garden with a southerly aspect, that has a patio area adjoining the property, as well as one at the rear of the garden. The remainder of the garden is laid with gravel and artificial grass.

LOCATION

The property is situated in the heart of Farnham town centre on West Street in an extremely sought-after and convenient location, being under 15 minutes' walk from Farnham mainline train station. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture.

The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses, coffee shops, wine bar and antiques shops. It also boasts a library, Reel Cinema, Brightwell's Yard and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing direct access to London Waterloo in approximately just under an 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band D

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	85
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC