

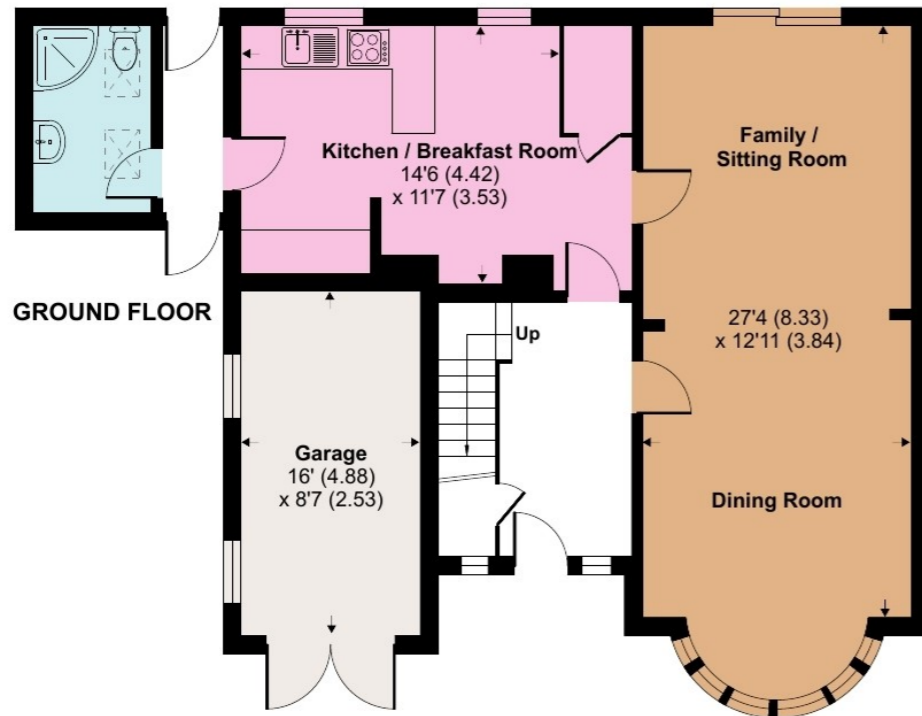
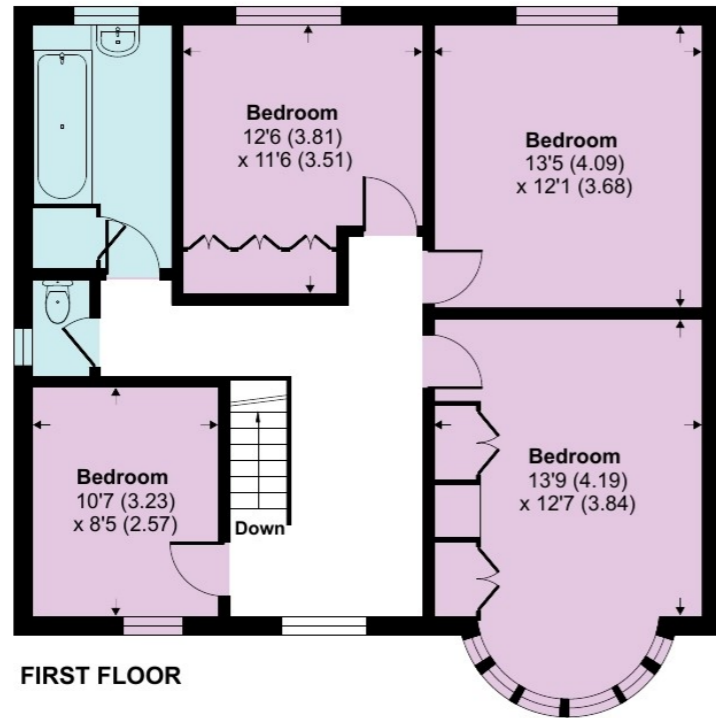
Broomleaf Road, Farnham, GU9

Approximate Area = 1674 sq ft / 155.5 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1807 sq ft / 167.8 sq m

For identification only - Not to scale



BROOMLEAF ROAD, FARNHAM, SURREY, GU9

Guide Price £1,195,000

1930s detached family home within walking distance to Farnham mainline station that benefits from a south-easterly facing rear garden.

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ACCOMMODATION

- Detached 1930s family home
- Two reception rooms
- Four double bedrooms
- Secluded south-easterly facing garden
- Garage
- Prime residential road
- Walking distance to Farnham mainline train station
- Close proximity to South Farnham School
- No onward chain

DESCRIPTION

This sale offers a purchaser a rare opportunity to acquire this home which has not been on the market for over 50 years.

Approached via a large driveway, this 1930's property comes to the market with a secluded south-easterly facing garden. This family home offers close proximity to Farnham mainline train station and is only moments away from South Farnham School.

Upon entering, there is a large inviting entrance hallway, leading to a fully fitted kitchen/breakfast room with pantry, family/sitting room with patio doors to rear, dining room with bay window, downstairs shower room. There is also a single garage.

To the first floor, there is a large landing area, four double bedrooms, family bathroom, separate toilet and airing cupboard.

Outside

The property sits back from the road with a brick paved driveway providing ample parking for several cars, with access to the single



garage and a front lawn with bedding plants. To the rear, there is a flat south-easterly facing garden which is well screened and mainly laid to lawn. There is a wonderful array of bedding plants, shrubbery, specimen roses, small trees, vegetable patch, garden shed and patio area.

LOCATION

Broomleaf Road is one of Farnham's central prime roads and the property is within 0.4 miles of Farnham mainline rain station with direct access to London Waterloo. There are close by amenities such as convenience store, Lost Boy bar/restaurant, Gostrey Meadow Park and a great selection of further shops and restaurants. The area is renowned for its good schools and is close by to the much sought after South Farnham School, St. Polycarp's Catholic primary School and Weydon Academy as well as an excellent choice of private schools including Frensham Heights, More House and Edgeborough Prep School. 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 Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Giggling Squid, The Castle Inn & Zizzi, along with an extensive range of high street, independent shopping and recreational facilities, including a leisure centre, David Lloyd centre and various golf courses.

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		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	