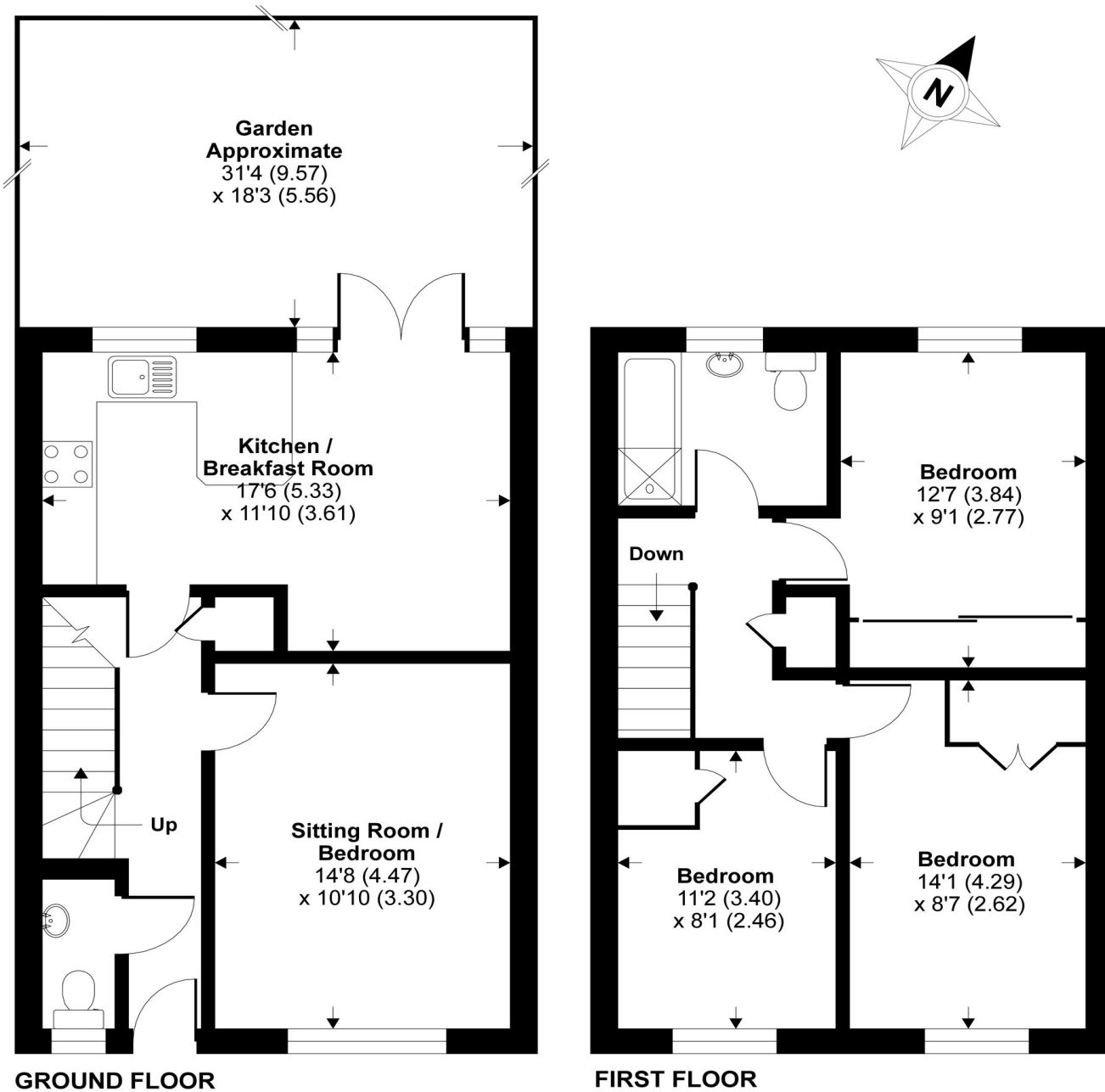


# Eton Place, Farnham, GU9

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



## Eton Place, Surrey, GU9

Guide Price £1,650 per month

This 3 bedroom property has three bedrooms, garden and garage. The house is ideal for a family being close to school and recreation area. Available 5th May 2025. EPC C

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

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**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 788369

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**ACCOMMODATION**

Open plan kitchen/breakfast room  
 Three to Four bedrooms  
 Recently modernised  
 Downstairs cloakroom  
 Resident's communal parking nearby  
 Private garden

**DESCRIPTION**

This property was recently modernised and comes to the rental market in good condition.

The property had been redecorated throughout prior to the start of the current tenancy. The property is accessed via a covered porch and ground floor comprises large entrance hallway, sitting room/bedroom 4, open plan kitchen/breakfast/family room with patio doors to rear garden, downstairs cloakroom and stairs to the first floor.

To the first floor there are three double bedrooms, all with built in wardrobes, a family bathroom and airing cupboard.

The property benefits from double glazing.

**OUTSIDE**

There is a low maintenance private garden with shed and there is a back gate that leads to the Resident's communal parking nearby.

**LOCATION**

Eton Place is located within the Sandy Hill Estate in North Farnham approximately 3.5 miles from The University of Creative Arts. The Stagecoach No 4 bus route connects with central Farnham and is a short walk from the bus stop to UCA. There is a Tesco express is approximately 0.4 mile from the property.

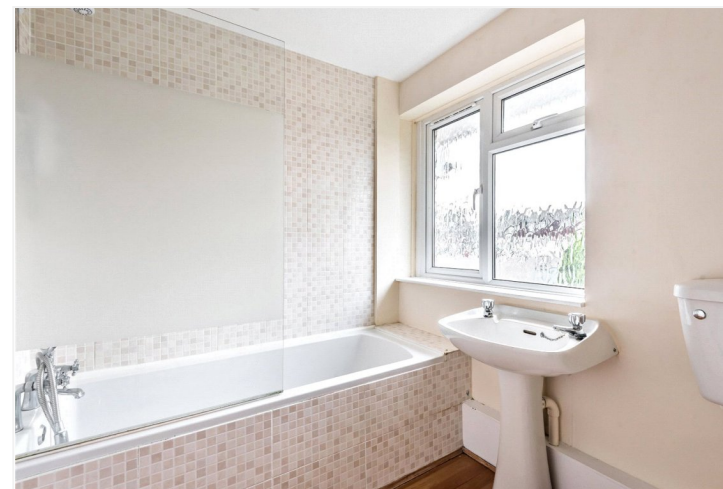
Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town 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. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming. Council Tax Band C

**SERVICES**

All mains services connected



**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		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	