

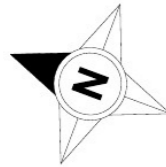
West Street, Farnham, GU9

Approximate Area = 1042 sq ft / 96.8 sq m

Outbuildings = 26 sq ft / 2.4 sq m

Total = 1068 sq ft / 99.2 sq m

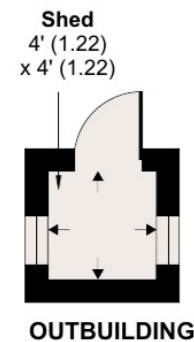
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



WEST STREET, FARNHAM, SURREY, GU9

Guide Price £685,000

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

Tel 01252 733042
Email Farnham@winkworth.co.uk
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ACCOMMODATION

- Highly desirable town centre location
- Turnkey living
- Open plan living
- Two double bedrooms
- Two bathrooms
- Beautiful private courtyard
- Driveway/parking for two cars
- No chain

DESCRIPTION

This property comes to the market in immaculate order and provides excellent turnkey accommodation to the next homeowner. Situated in an enviable central position, the property benefits from immediate proximity to town and a driveway for two vehicles.

The accommodation comprises large and inviting entrance hallway, a superb open plan kitchen/breakfast/dining room with central island and sliding doors leading onto patio, sitting room with feature fireplace and downstairs cloakroom.

On the first floor there is a principal bedroom with built in wardrobes and en suite shower room, further double bedroom with built in wardrobe, family bathroom, double closet and landing space.

Outside there is a smart walled courtyard with patio area, lawn and bedding plants and pots. To the side of the property there is a driveway for two vehicles and integral storage cupboard.

LOCATION

The property is situated in the heart of Farnham town centre, tucked away off West Street in a quiet setting and extremely sought-after



and convenient location, being under 10 minutes' walk from the mainline 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 and a wine bar. It also boasts a library 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 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.

LOCAL AUTHORITY

Waverley Borough Council Farnham | Tax Band E

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			
(92-100) A			94
(81-91) B		83	
(69-80) C			
(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	