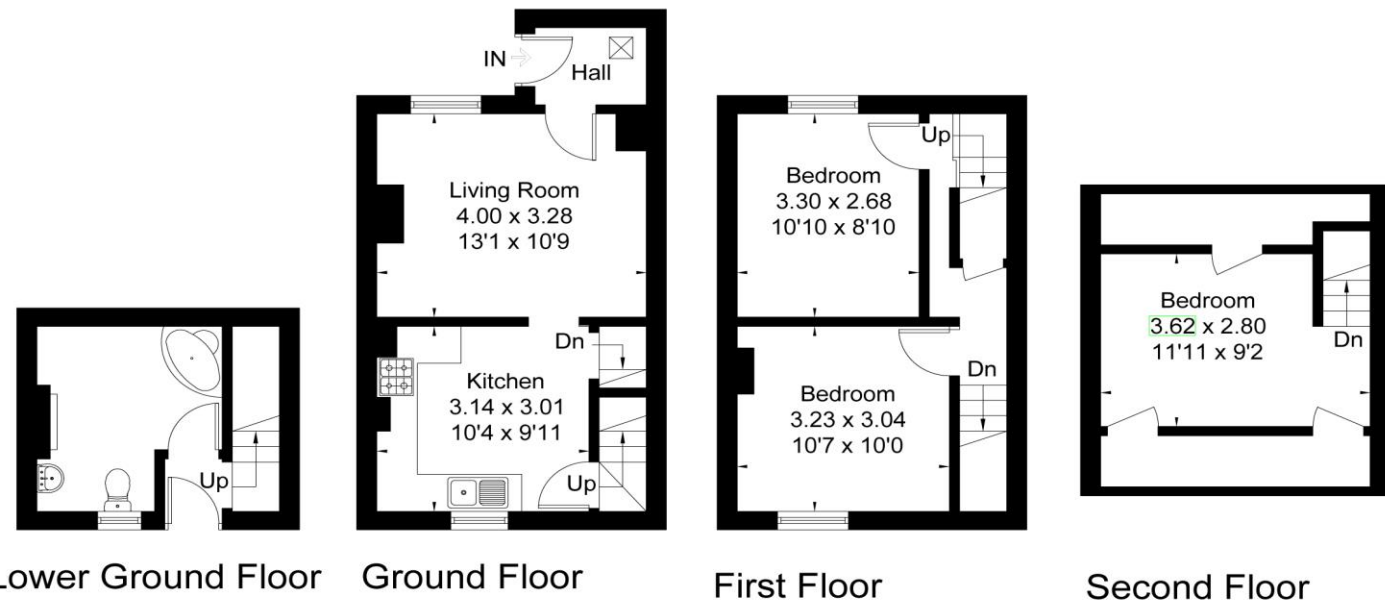


Approximate Floor Area = 80.9 sq m / 870 sq ft



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

Farnborough Road, Surrey, GU9

Guide Price £1,500 per month

A fully renovated 2 bedroom house with bonus loft room, enclosed courtyard patio garden. Available 18th July 2024. Unfurnished. EPC D



ACCOMMODATION

- Newly fitted (2023) kitchen and Shower Room
- New Carpets to stairs and bedrooms (2023), wood effect floor to ground floor
- Home office/ bonus room in the attic which has also been refurbished
- Enclosed easy to maintain patio garden
- Brick garden shed

DESCRIPTION

A fully renovated 2 bedroom house with bonus loft room and enclosed courtyard patio garden.

The house has undergone a full refurbishment (2023) and has wood effect flooring, new carpets, new kitchen and new shower room suite. The appliances provided are washing machine, tumble dryer and fridge freezer.

The loft conversion would make a wonderful home office or second living room.

OUTSIDE

There is a courtyard garden to the rear with a brick built shed.

SERVICES

All mains services connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band B



LOCATION

Located in Heath End on the outskirts of Farnham; the property is surrounded within close walking distance of areas of great natural beauty such as; Rowhill Nature Reserve, famed for its bluebells in spring; stunning historic Farnham Park and the glorious walks and views of Caesar's Camp. As well as being located near local shops and a range of amenities, including an abundance of choice between three major supermarkets. This property is also located within close proximity to the Nuffield Health & Fitness Gym. Heath End secondary school is less than a 5min walk away and William Cobbett primary school is 0.5m away so also an easy walk.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive Georgian architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing regular services to London Waterloo in approximately an hour. Alternatively, Aldershot station is also within easy reach and offers direct services to London Waterloo. 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.

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.

