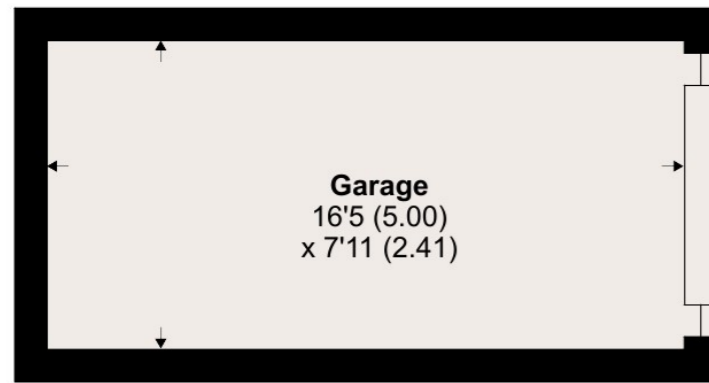
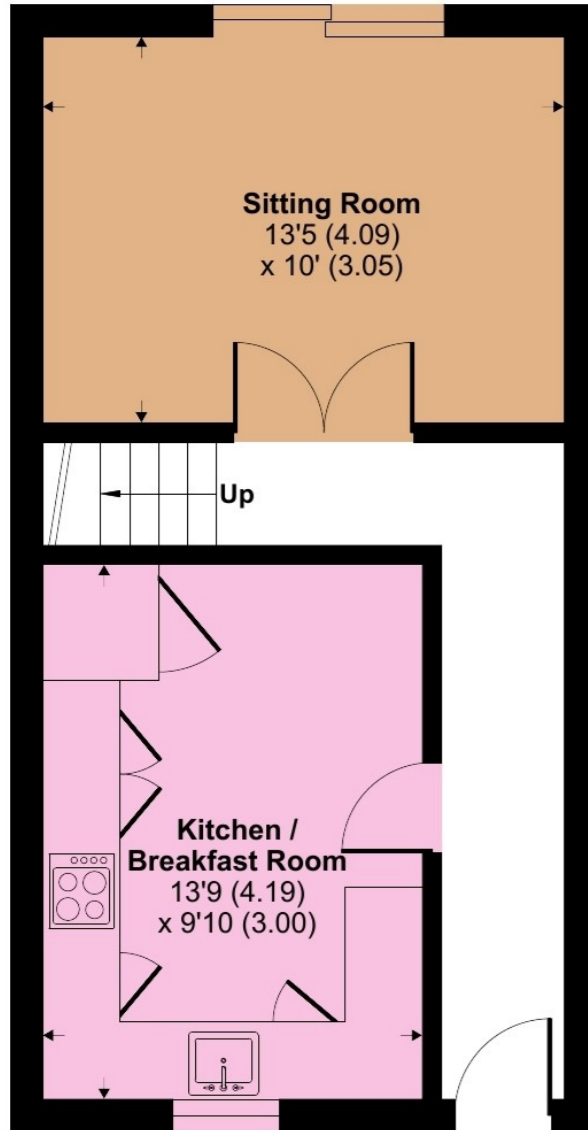


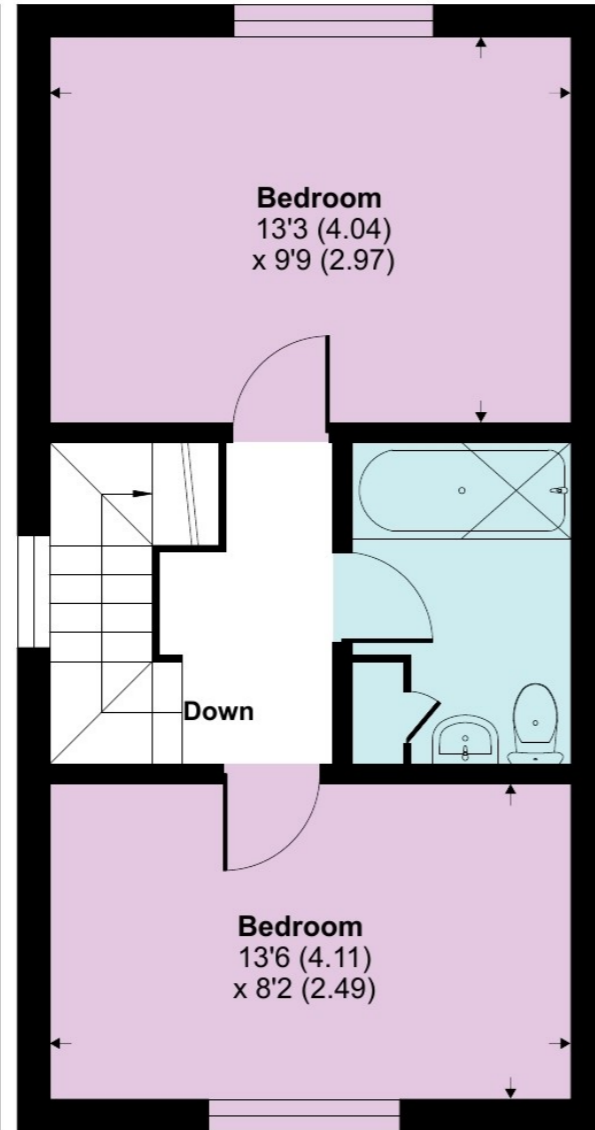
# Upper Hale Road, Farnham, GU9



Approximate Area = 742 sq ft / 68.9 sq m  
Garage = 132 sq ft / 12.2 sq m  
Total = 874 sq ft / 81.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## Upper Hale Road, Farnham, Surrey, GU9

Guide Price £375,000

A beautifully presented home with a private rear garden, garage, off street parking and picturesque views, situated close by to amenities, Upper Hale Recreation Ground and Farnham Park.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

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**Winkworth**





**ACCOMMODATION**

- Two double bedrooms
- Beautifully presented
- Far-reaching views
- Garage and off-street parking
- Close by to amenities and Farnham Park
- Private garden

**DESCRIPTION**

A beautifully presented two double bedroom semi-detached property with a private rear garden, garage and picturesque views.

The ground floor comprises a framed front porch opening onto an entrance hallway. A cottage style kitchen/diner with shaker cabinets, butler sink, integrated fridge/freezer, gas hob and oven. There is also a delightful light sitting room with wooden flooring and sliding patio doors that lead out to the south facing garden.

Upstairs there is a spacious landing with feature window providing plenty of light, a principle double bedroom with commanding views, a second good sized double bedroom and family bathroom.

Outside the South facing rear garden provides a great deal of privacy and stunning far-reaching views from the stone patio. Off the patio there are some steps down to a vegetable patch and lawn area. At the bottom of the garden is a 16 ft garage and allocated parking space, which can also be accessed directly from the garden.

**LOCATION**

The property is situated in an extremely convenient location, close to the town centre and Farnham Park. Farnham is a 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. Within the town is a train station providing direct access to London Waterloo in approximately one 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 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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	