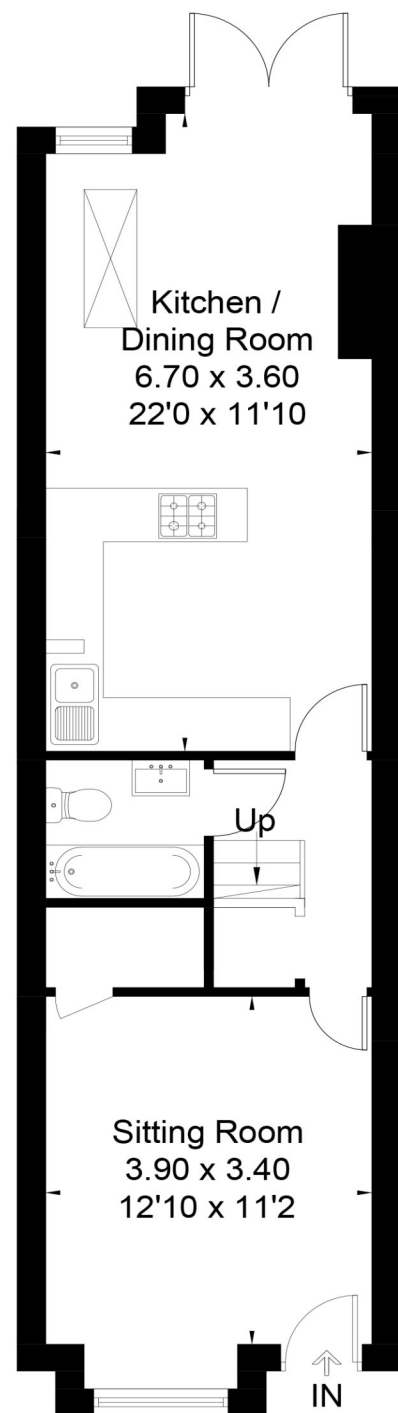
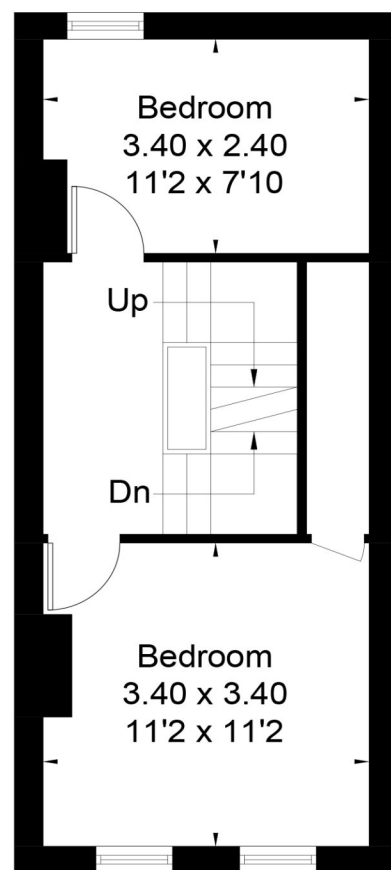


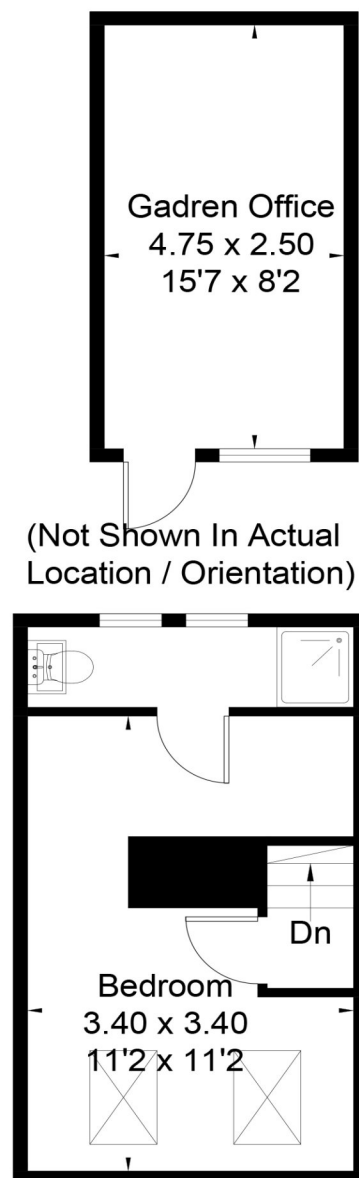
Approximate Floor Area = 98.7 sq m / 1062 sq ft
Garden Office = 11.8 sq m / 128 sq ft
Total = 110.5 sq m / 1190 sq ft



Ground Floor



First Floor



Second Floor



Adams Park Road, Surrey, GU9

Guide Price £2,000 per month

A must see 3 bedroom Edwardian semi-detached house in a wonderful location near to Farnham Park and walking distance to the town centre. Available end of November 2024. Unfurnished. EPC D

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



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Winkworth

Winkworth

ACCOMMODATION

3 bedrooms
 Period character. Modern Style
 Bathroom and Shower Room
 Garden and Garden office building
 Residents parking
 Located very near Farnham Park
 Walking distance to town centre

DESCRIPTION

This charming 3-bedroom Edwardian semi-detached house is located in a quiet spot on the south side of Farnham Park and within the bustling historic town of Farnham.

Entry is directly into the cosy sitting room with wood floors and fireplace. To the rear of the ground floor is the lovely kitchen dining room with roof light window, brick slips feature wall, wood floors and French doors to the garden. There is a modern bathroom to the ground floor and two bedrooms to the first floor. The loft has been converted to provide a further bedroom and ensuite Shower Room.

OUTSIDE

The house is approached via a path through the walled front garden. To the rear of the property is an enclosed garden with decked area and a detached insulated home office building with electricity and lighting. On street parking (no permit required)

SERVICES

All mains services connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band D



LOCATION

Adams Park Road is a quiet no through road set on the eastern side of Farnham within a hundred yards of Farnham Park, located approximately half a mile from the town centre and about a mile from the station. Farnham town centre offers a comprehensive range of amenities, including a Waitrose and Sainsbury's, a selection of branded and independent shops, restaurants and the Maltings arts centre, which offers theatre, film and crafts fairs. Neighbouring Brightwells Yard is a new shopping centre with cinema that will include restaurants, gym, town square and public gardens. There is a choice of golf courses in the area including Hankley, Hindhead and Farnham Sands and sports facilities are available at Farnham's DC Leisure Centre and the David Lloyd Leisure Centre.

The A31, A331 and A3 all provide swift access to the national motorway network. Farnham's mainline train station provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes).

There is a selection of schools in the area including, Potters Gate C of E Primary, St. Andrews C of E Infant, Weydon, Edgeborough and Frensham Heights. There are also several highly-rated preschools and day nurseries within walking distance, including Bright Horizons and Curious Explorers.

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 | | 83 |
| (69-80) | C | 68 | |
| (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 | |