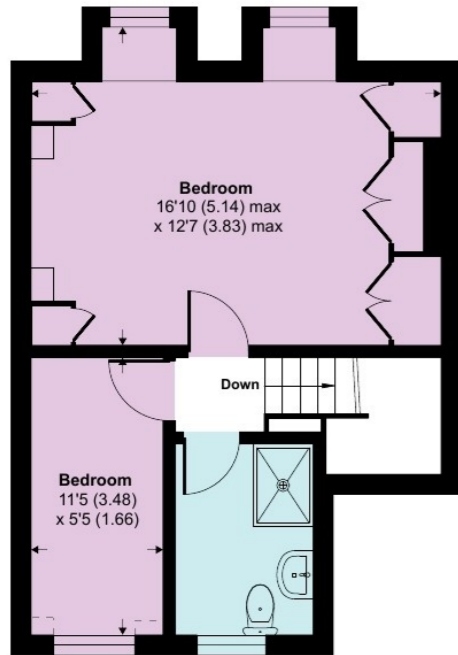


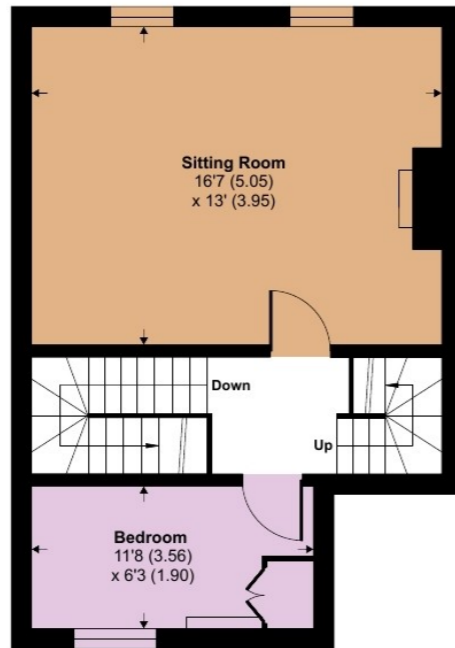
West Street, Farnham, GU9

Approximate Area = 1462 sq ft / 135.8 sq m
 Limited Use Area(s) = 2 sq ft / 0.1 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 1487 sq ft / 138 sq m
 For identification only - Not to scale

Denotes restricted head height



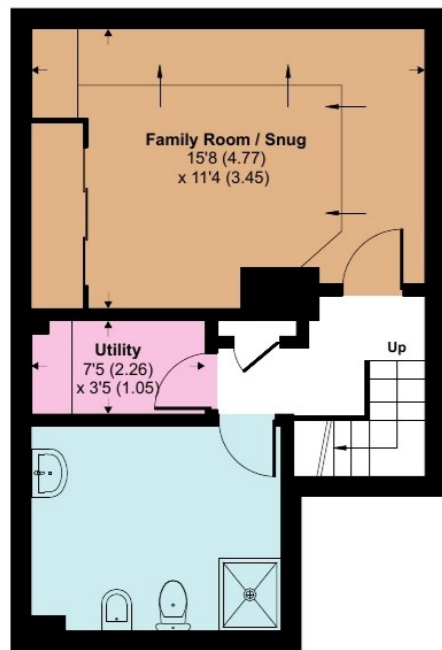
SECOND FLOOR



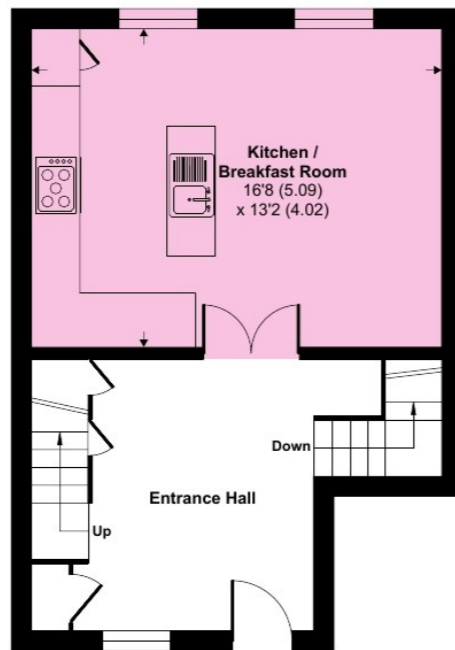
FIRST FLOOR



OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



WEST STREET, FARNHAM, SURREY, GU9

Offers in excess of £700,000

A well presented Farnham town house, situated on West Street, providing almost 1,500 square feet of accommodation.

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

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Winkworth



ACCOMMODATION

- Desirable town centre location
- Large open plan kitchen/breakfast room
- Sitting room
- Well presented accommodation
- Three bedrooms and two bathrooms
- Private south facing courtyard garden
- Close proximity to Waitrose
- Driveway parking for three vehicles
- Further visitor parking
- No onward chain



DESCRIPTION

This charming townhouse is ideally located in the heart of Farnham town with immediate access to amenities. The property provides 1,464 square feet of flexible accommodation.

The ground floor accommodation comprises large and inviting entrance hallway, open plan kitchen/breakfast room with central island.

To the lower ground-floor, there are stairs that lead down to the family/snug room with built in storage cupboard, utility room and large shower room.

On the first floor there is a tasteful sitting room with feature fireplace, bedroom and landing area. There is a principal bedroom on the second floor, a further bedroom and family bathroom.

Outside there is a private walled courtyard garden with a southerly aspect. There is a garden shed and the property has the benefit of off



street parking for three vehicles, as well as visitor parking for a further two vehicles.

There is an estate management fee of £450 per annum.

LOCATION

The property is situated in the heart of Farnham town centre on West Street in an extremely sought-after and convenient location, being under 15 minutes' walk from Farnham mainline train 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, coffee shops, wine bar and antiques shops. It also boasts a library, Reel Cinema, Brightwell's Yard 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 just under an 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 I Council Tax Band F

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. Carpets, 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	