

ACCOMMODATION

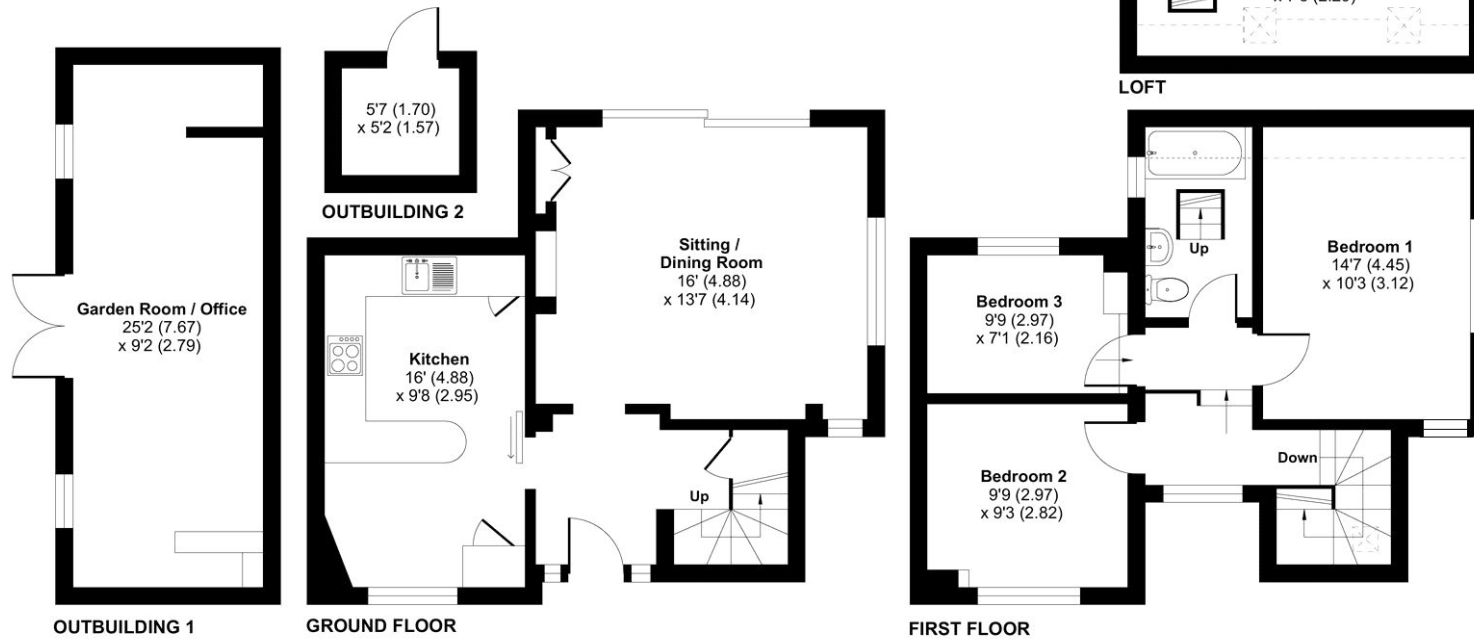
Set within a quiet and desired location, a stone's throw away from the highly regarded Farnham Park is this beautifully presented Victorian semi-detached property. Upon entering the property, you are greeted by a bright and spacious entrance hall with access to all ground floor accommodation. There is a large sitting/dining room with dual aspect over the garden and beautiful feature fire place. The kitchen/breakfast room has been finished to a high standard with views over the front. On the first floor there is a spacious landing leading to the three bedrooms and family bathroom. The principal bedroom is a generous double, flooded with light from the dual aspect windows. There are two further bedrooms, all of which are served by the modern fitted family bathroom. A loft hatch in the bathroom provides with direct access to the versatile loft room, with ample space for storage. Externally the property is enclosed via picket fencing with an attractive pathway leading to the front door. There is a shingled driveway with parking for two cars. The rear garden is fully enclosed by wooden fencing offering a Westerly facing view. The property further benefits from a good-sized versatile garden room/ office currently used as a games room with fantastic use throughout the year.



Denotes restricted head height

Approximate Area = 957 sq ft / 88.9 sq m
 Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Outbuildings = 260 sq ft / 24.1 sq m
 Total = 1296 sq ft / 120.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Charters Estate Agents Limited. REF: 1054172



SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



SPECIFICATION

- Three bedrooms
- Modern family bathroom
- Refitted kitchen/breakfast room
- Garden room/office
- Parking for two cars
- Walking distance to Farnham Park

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £635,000

TENURE

Freehold