



Abbey Street, Farnham, Surrey, GU9 7RJ

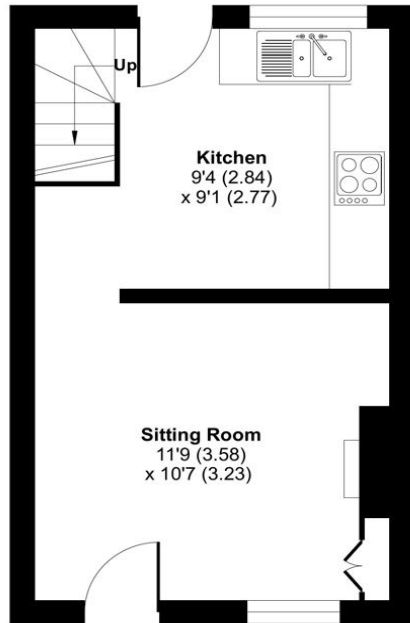


## ACCOMMODATION

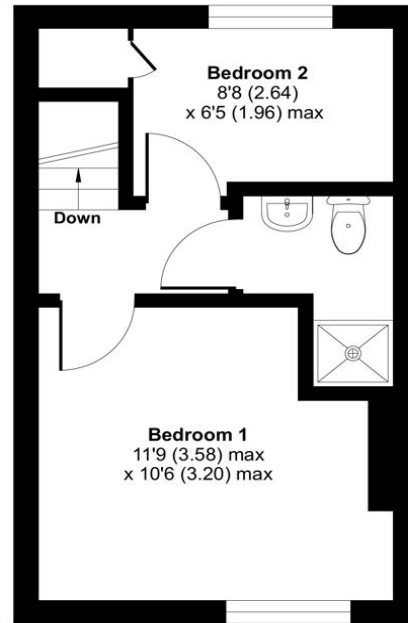
Located within a highly popular location and conveniently situated within walking distance to Farnham town centre and the mainline railway station is this beautiful Grade II listed, semi-detached property offered for sale with no onward chain. Upon entering the house, you are greeted by a cosy sitting room with an open fire place as a focal point and wooden flooring. To the rear of the property there is a contemporary fitted kitchen/dining room with a range of wall and base units and complementing work surfaces over. A door provides access to the courtyard garden and stairs lead up to the first floor where there are two bedrooms and a modern shower room. There is also a functional loft room, accessed by a pull-down ladder with opening Velux windows, electricity and carpets, which could be used as a home office or hobby room. The property is unique within this location as the home enjoys the luxury of driveway parking for one car, together with a single garage. At the rear of the property there is a private and enclosed courtyard garden, ideal for al fresco socialising.



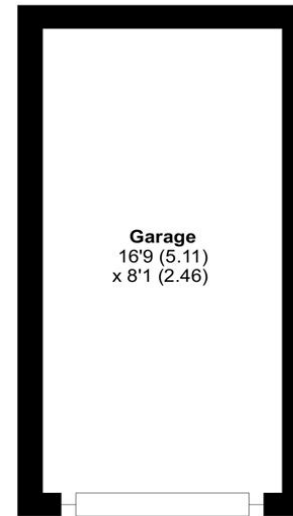
Approximate Area = 486 sq ft / 45.1 sq m  
 Garage = 133 sq ft / 12.3 sq m  
 Total = 619 sq ft / 57.4 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1077637



## 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 convenient access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



**SPECIFICATION**

- Grade II listed property with no onward chain
- Two bedrooms
- Shower room
- Sitting room with feature open fireplace
- Functional loft room
- Kitchen/dining room
- Courtyard garden
- Garage and driveway

**LOCAL AUTHORITY**

Waverley Borough Council

Council Tax Band – D

**ASKING PRICE**

Asking Price £330,000

**TENURE**

Freehold