



58 East Street, Farnham, Surrey, GU9 7TH



ACCOMMODATION

Situated within walking distance of Farnham town centre, this charming character property effortlessly combines period charm with modern convenience. The home features a spacious sitting room, complete with an open fire, creating a warm and inviting atmosphere. The modern kitchen/breakfast room provides a bright and practical space for cooking and dining, there is also a good sized under stairs cupboard offering plenty of space, while the separate dining room offers access to the side of the property and includes a hatch leading to a useful fully heated cellar great for storage with power and lighting. A thoughtfully designed utility room including plumbing for a bath completes the ground floor accommodation. Upstairs, the first floor offers two well-proportioned double bedrooms with a built-in wardrobe, Shoe cupboard and airing cupboard in the master bedroom. Both rooms light-filled and versatile, ideal for family living or guests. These are complemented by a contemporary shower room, designed for comfort and convenience. Outside, the property benefits from driveway parking for up to 3 cars and a large-enclosed garden, offering privacy and space for relaxation or entertaining. The garden features a large covered seating area, perfect for enjoying the outdoors in all seasons, and an outbuilding at the rear which presents an exciting opportunity for conversion into a home office. This delightful home, with its prime location and blend of character and practicality, offers an exceptional opportunity to enjoy all the conveniences of Farnham living.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

A great choice of amenities, easy access to transport links, and being at the heart of an attractive market town. There is an excellent choice of schools for all ages in the surrounding area, including a co-educational day and boarding school and an independent girls' school. In addition, with a train station just a short walk away, and easy access to the M3, M4, M25 and A3, as well as two major airports, you will find getting around is simple.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1228358



SPECIFICATION

- Two double bedrooms
- Two reception rooms
- Modern kitchen/breakfast room
- Driveway parking for 3 cars
- Large private garden
- Walking distance to Farnham town centre
- Water softener
- Waste Disposal
- Solar Panels

LOCAL AUTHORITY

Council Tax Band C

ASKING PRICE £525,000

TENURE

Freehold