

# Kingfisher Road GU9

Approximate Gross Internal Floor Area = 97.2 sq m / 1046 sq ft

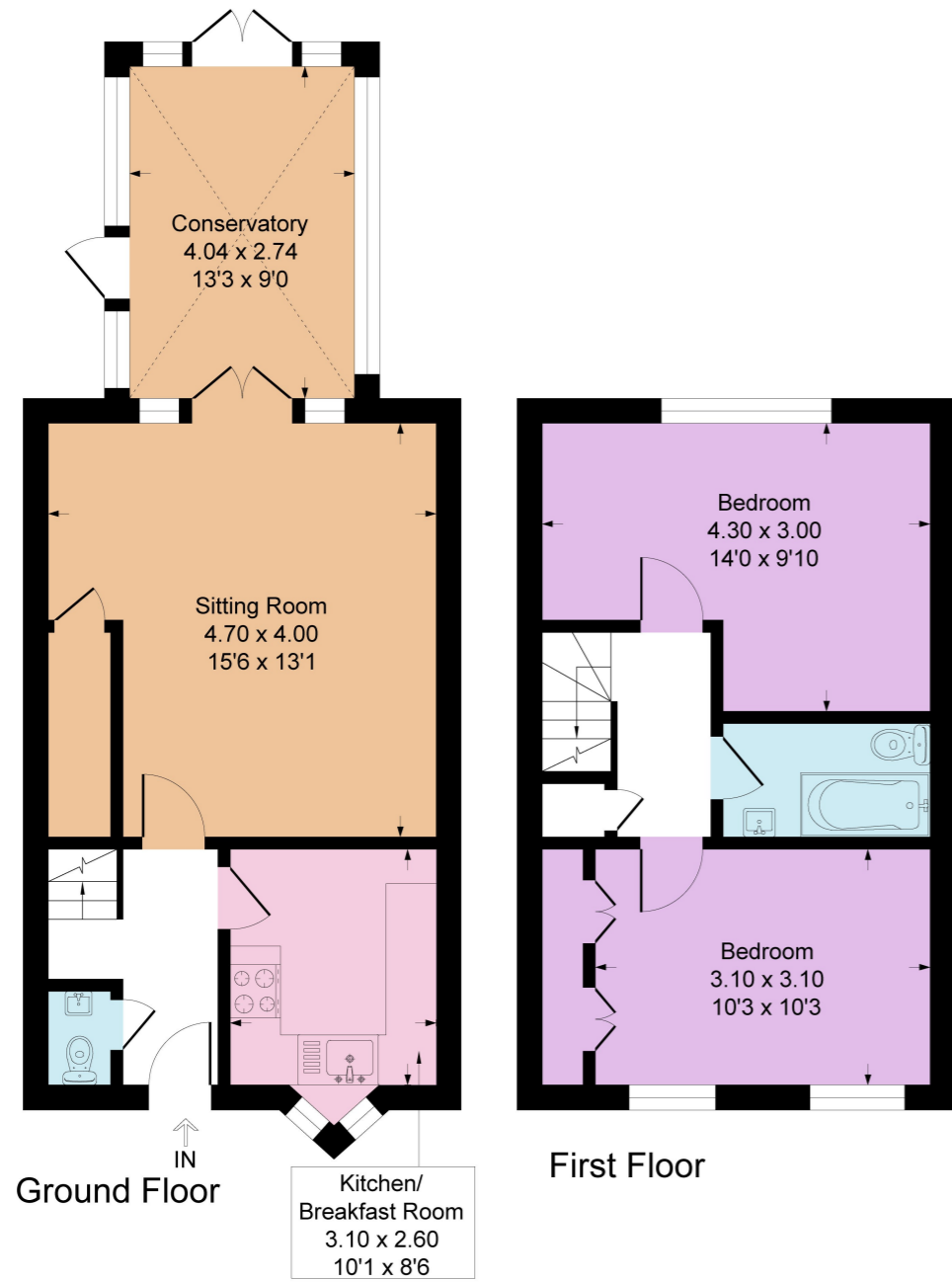


Illustration for identification purposes only, measurements are approximate, not to scale.



## KINGFISHER ROAD, FARNHAM, SURREY, GU9

Guide Price £435,000

A well presented end of terrace property, located in a quiet road and within easy reach of Farnham town centre.

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**ACCOMMODATION**

- Well presented home
- Sitting room and conservatory
- Two double bedrooms
- Allocated parking
- Quiet road
- Close proximity to countryside walks
- No onward chain

**DESCRIPTION**

A modern two bedroom home situated in a quiet road that provides ready access to Farnham town, the mainline station, local schools and road networks.

The property is offered to the market with no onward chain and comprises fully fitted kitchen/breakfast room, large sitting room, conservatory with French doors to patio, downstairs cloakroom and understairs storage cupboard.

Upstairs there are two double bedrooms and smart family bathroom.

Outside there is a low maintenance private rear garden that is mainly laid to lawn. There is a large patio and outside storage. One allocated parking space and visitors parking.

**LOCATION**

The property is situated on the edge of Wrecclesham in a central but rural position, within one mile of Farnham town centre. On the doorstep, there are fantastic countryside walks leading onto the North Downs Way.

Farnham is an historic former market town lying on the Surrey/



Hampshire border, widely recognised for its attractive architecture. Farnham offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately 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. Lying on the south west side of Farnham, the property is conveniently located to access many of the area's highly regarded government and private schools including Weydon, South Farnham, All Hallows School, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**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. 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	