



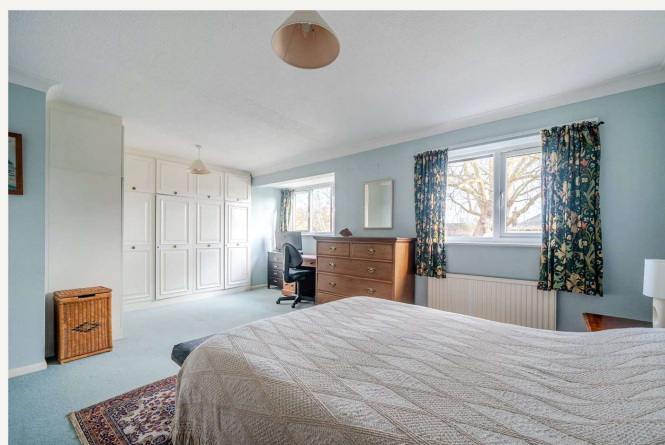
## WEST MEAD, FARNHAM, SURREY, GU9

£520,000 *Leasehold*

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### KEY FEATURES

- Three Bedrooms
- Semi detached
- Generous principal bedroom
- Town centre location
- Garage and parking
- Large open plan living/dining room
- Private courtyard garden
- No onward chain



Farnham

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## ACCOMMODATION

This generously sized home in the town centre offers spacious living areas, three well-proportioned bedrooms, parking and low maintenance outdoor space, with clear potential for modernisation throughout.

The ground floor comprises spacious entrance hall with a useful w/c and understairs storage. To the rear, the impressive sitting/family room spans the full width of the house, offering superb space for both living and dining areas. A full height glazed door open directly onto the courtyard garden, creating a lovely connection between the indoor and outdoor spaces. The kitchen sits at the front of the property and provides an extensive run of cabinetry, excellent storage and clear scope for modernisation to suit individual tastes.

Upstairs, the property continues to surprise with its generous proportions. The principal bedroom is exceptionally large and benefits from extensive fitted wardrobes. Sitting opposite are two further bedrooms, both well sized. The family bathroom is finished in classic white tiling and includes a full length bath with shower over.

Outside, the property enjoys a private, low maintenance courtyard garden, bordered by brick walling and mature planting. The space offers plenty of potential for landscaping, potted gardens or outdoor seating.

To the front, the house benefits from driveway parking together with a single garage, ideal for further storage or secure parking.



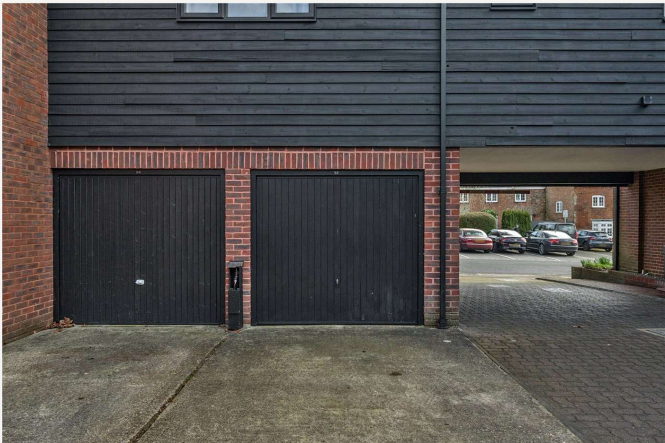
MATERIAL INFORMATION

Tenure: Leasehold  
Term: Approx. 108 yrs remaining  
Service Charge: Approx. £1590 per annum  
Ground Rent: Approx. £78 per annum  
Council Tax Band: E  
EPC rating: C  
Is the property listed: No  
Utilities: All mains

LOCATION

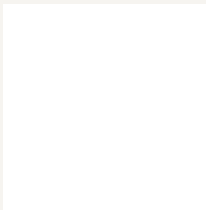
The property is situated within the private West Mead development in the heart of Farnham town centre, just a very short and flat stroll to Waitrose, Lion and Lamb Yard and just 0.7 miles to the mainline station. Farnham is an historic market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture.

The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. 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 the 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR250048>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



# West Mead, The Hart, Farnham, GU9

Approximate Area = 1030 sq ft / 95.6 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1189 sq ft / 110.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Winkworth. REF: 1417654

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