

ROMAN WAY, SURREY, GU9

£450,000 *Freehold*

3 2 1

KEY FEATURES

- Newly redecorated three bedroom semi-detached home
- Sought after residential location
- Spacious and light living room with bay window
- Short walk to Farnham Deer Park and amenities
- Large rear garden, mainly laid to lawn with outside storage and decked patio area.
- Off street parking for two cars
- Offered with no onward chain





Farnham

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ACCOMMODATION

This well presented three bedroom family home enjoys a generous garden, off-road parking and a convenient residential setting, making it an ideal choice for families, first-time buyers or downsizers.

The ground floor comprises a welcoming entrance hallway, cloakroom, store room, bright bay-fronted sitting room, separate dining room and well-appointed kitchen/breakfast room. The sitting room is a particularly inviting space, filled with natural light from the attractive bay window and offering ample room for everyday family living. To the rear of the property, the dining room overlooks the garden and provides an excellent space for family meals and entertaining. The kitchen/breakfast room is fitted with a range of contemporary units, generous worktop space and integrated cooking appliances, whilst enjoying pleasant views over the garden and direct access outside.

The first floor offers two good sized double bedrooms, a well-proportioned third bedroom and a family bathroom. The principal bedroom benefits from fitted wardrobes, a feature fireplace and attractive views, while the second bedroom also features built-in storage. The third bedroom provides excellent flexibility and could equally serve as a guest bedroom or home office.

Outside, the rear garden is a wonderful feature of the property which is predominantly laid to lawn but also features a decked patio area. The rear garden is enclosed by fencing, creating a safe and private environment for families to enjoy. A mature tree creates an attractive focal point, while a summer house and timber shed provide useful storage. To the front, there is a private front garden and a gravel driveway offers convenient off-road parking.





MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed
Utilities: All mains

LOCATION

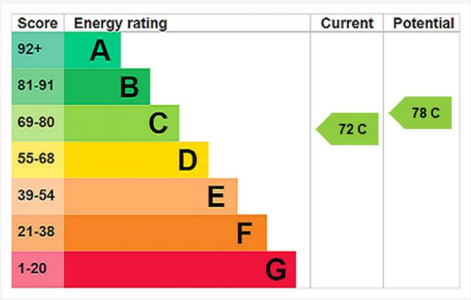
Set in a peaceful and sought after residential area, this property enjoys excellent access to local amenities, a welcoming free house, sports and fitness facilities and the charming Farnham town centre. Just moments away lies Farnham Park, 320 acres of beautiful historic parkland with walking and cycling trails, Birdies cafe, a 9hole golf course and stunning panoramic views.
Superb transport links provide easy reach to the high street, mainline station, and well regarded local schools. Roman Way also features its own well equipped children's play area, making it an ideal choice for families and those seeking a calm yet convenient location.

Farnham is an historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately one 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.









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

https://www.winkworth.co.uk/sale/property/FAR260271



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.

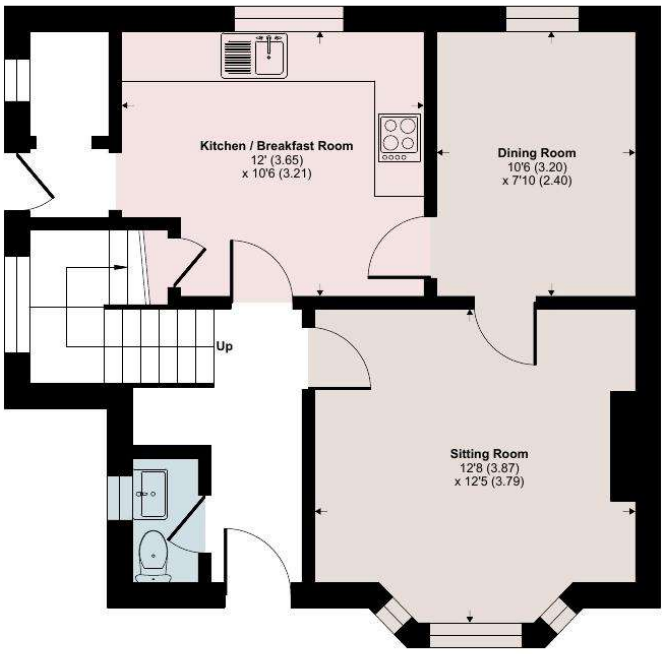
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Approximate Area = 992 sq ft / 92.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Winkworth. REF: 1542945

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