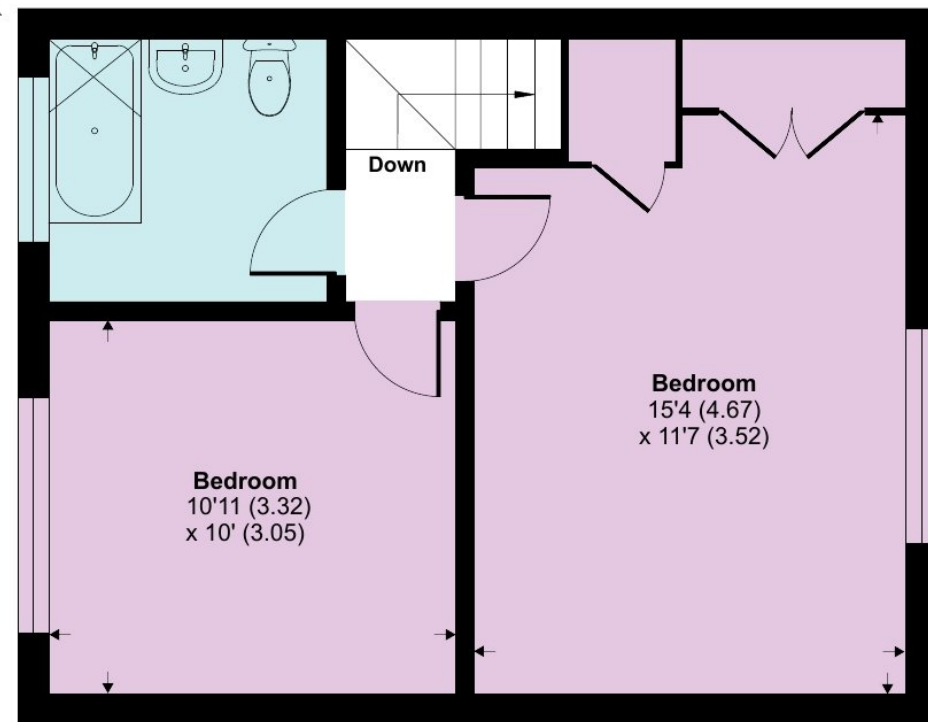


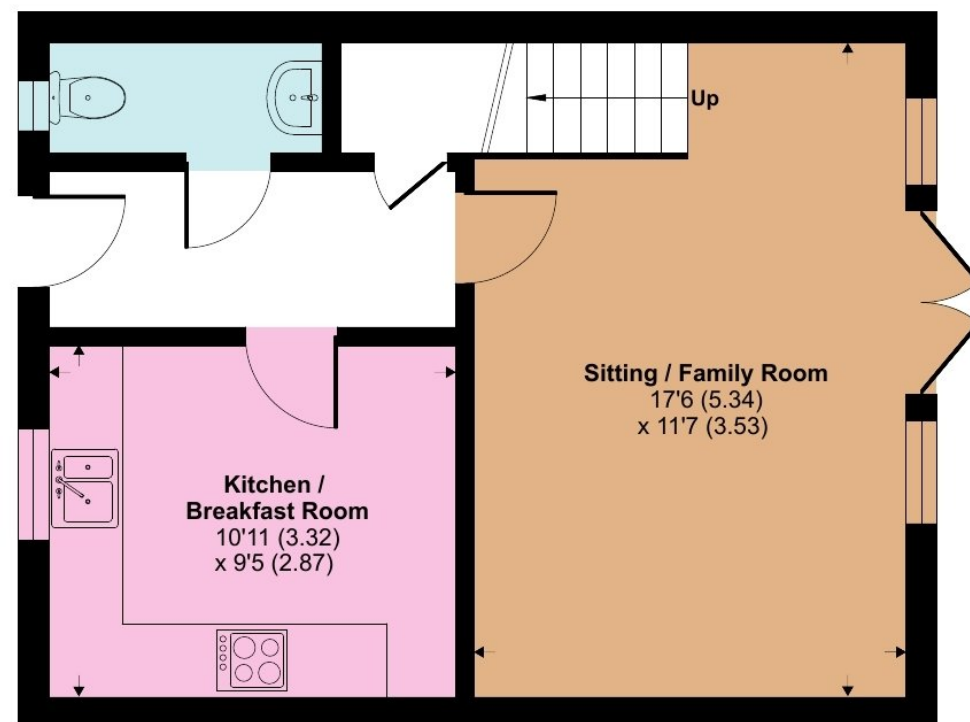
# Bishops Road, Farnham, GU9

Approximate Area = 804 sq ft / 74,6 sq m

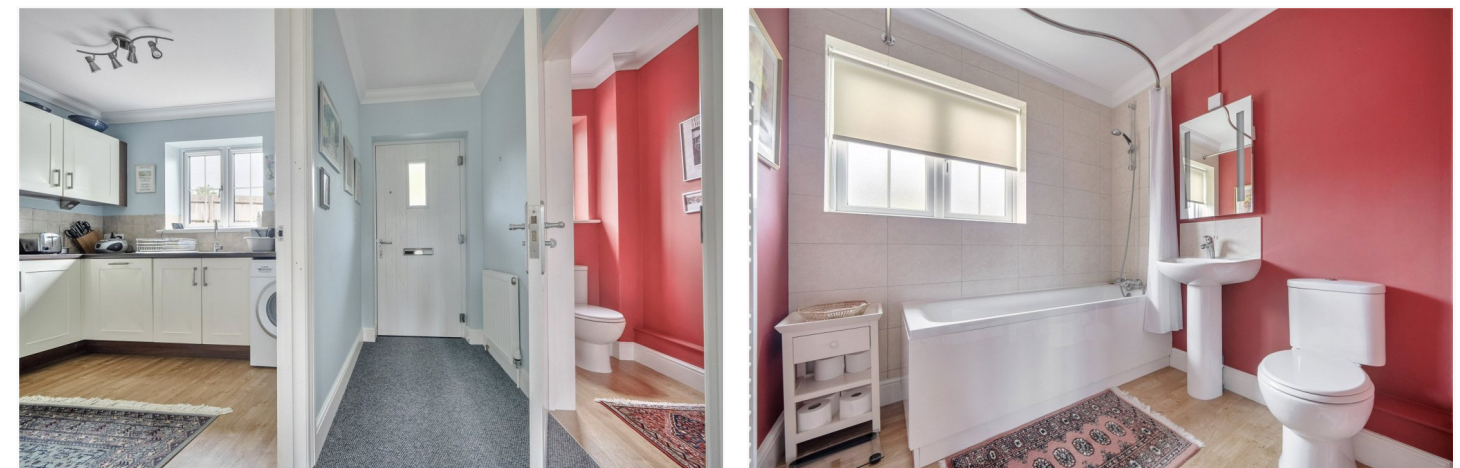
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## BISHOPS ROAD, FARNHAM, SURREY, GU9

Asking Price £375,000

A modern, well presented two-bedroom property with outstanding panoramic views over Heath End which is within walking distance to local amenities and Farnham Park.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

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**Winkworth**



ACCOMMODATION

- Well presented Home
- Stylish modern home
- Two double bedrooms
- Exceptional views
- Close proximity to Farnham Park
- Immediate proximity to local amenities
- No onward chain

DESCRIPTION

This property is offered to the market with no onward chain and situated within a peaceful residential area. This well presented, two-bedroom mid-terrace property offers a perfect blend of modern living and everyday convenience. The property is modern, well maintained, featuring a bright and airy layout throughout.

The property has an inviting entrance hallway, large kitchen/diner, large sitting room with French doors leading out to the rear, downstairs cloakroom and understairs storage.

Upstairs there are two double bedrooms, one with built in wardrobes and spectacular views, family bathroom and airing cupboard.

Outside there is a private garden which provides a tranquil outdoor space. This offers low maintenance, perfect for relaxing or entertaining. The property comes with two allocated parking spaces which is located to the side of the property.



LOCATION

The property is situated within walking distance of local amenities, schools, the open green spaces of Farnham Park and close to the town centre. Farnham is a 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band D

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		