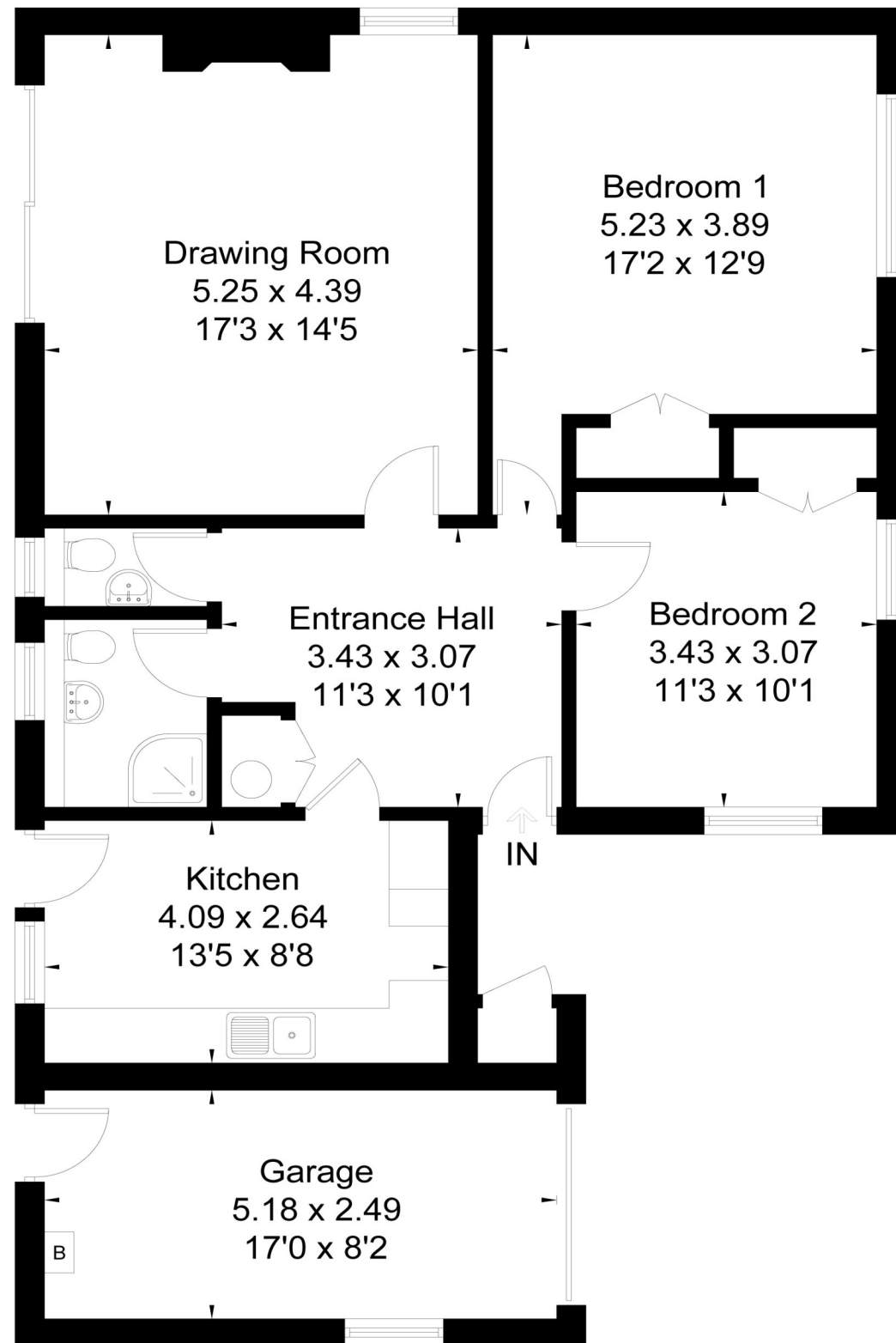


Approximate Floor Area = 101.8 sq m / 1096 sq ft
(Including Garage)



Drawn for illustration and identification purposes only by @fourwalls-group.com #100134

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



Mayfield, Farnham, Surrey, GU10

Guide Price £2,000 per month

A spacious 2 bedroom single level house with garage and garden. Peaceful village location. New carpets throughout. EPC D. Available Now. Unfurnished

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Winkworth



ACCOMMODATION

- Well-presented detached bungalow
- Large living room
- Two double bedrooms
- Beautiful southwest facing private garden
- Driveway and garage. Parking for 2/3 cars
- Walking distance to village shops, schools and amenities

DESCRIPTION

A bright spacious bungalow located in a quiet cul-de-sac in the highly popular village of Rowledge.

Newly decorated and new carpets throughout, the accommodation comprises a large entrance hallway, fully fitted kitchen/breakfast with back door and a large sitting room with sliding doors to the garden. There are also two double bedrooms both with built in wardrobes and a family shower room with separate WC.

OUTSIDE

To the front of the property there is a driveway and single garage. A mature and private enclosed garden is found to the rear.

SERVICES

Mains Services connected



LOCATION

Mayfield is situated in a quiet cul-de-sac on this highly sought after development within the highly regarded village of Rowledge to the south of Farnham. Within the village there is a post office, local store, butchers, hairdressers, public house, church, village green with popular tennis and cricket clubs and playground. Rowledge benefits from two pre-school nurseries and a popular primary school. Close by is the high performing Weydon Secondary School and an excellent choice of private schools including, Frensham Heights, More House and Edgeborough Prep School. There is direct access into Alice Holt Forest which covers over 2,000 acres and is ideal for walking, running, fishing, cycling and riding. Farnham mainline station is within 3.5 miles. Access to the M3 can be gained via the A331 and the A3 can be joined at Guildford via the A31.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band F

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

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