

Adams Park Road, Farnham, GU9

Approximate Area = 970 sq ft / 90.1 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 1066 sq ft / 99 sq m
 For identification only - Not to scale



ADAMS PARK ROAD, FARNHAM, SURREY, GU9

Guide Price £550,000

A charming, modernised period family home, offering spacious accommodation, situated close to local shops and ideally located moments from Farnham Deer Park.

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- ACCOMMODATION**
- Recently modernised throughout
 - Two reception rooms
 - Vaulted kitchen/dining room
 - Three bedrooms
 - Two bathrooms
 - Private rear garden and home office
 - Residents parking
 - Close proximity to Farnham station and local shops
 - Immediate proximity to Farnham Deer Park
 - No onward chain



enclosed by a brick wall. There is access down the side of the property and there is on street parking on Adams Park Road.

LOCATION
Adams Park Road is a quiet no through road set on the eastern side of Farnham within a hundred yards of Farnham Park, located approximately half a mile from the town centre and about a mile from the station. Farnham town centre offers a comprehensive range of amenities, including a Waitrose and Sainsbury's, a selection of branded and independent shops, restaurants and the Maltings arts centre, which offers theatre, film and crafts fairs. Brightwells Yard is a new shopping centre with cinema that will include restaurants, gym, town square and public gardens. There is a choice of golf courses in the area including Hankley, Hindhead and Farnham Sands and sports facilities are available at Farnham's DC Leisure Centre and the David Lloyd Leisure Centre.

DESCRIPTION
This attractive Edwardian property in Farnham is situated within a highly sought after road within immediate proximity to Farnham Deer Park.

This well presented and extended Edwardian property has recently been modernised throughout and comprises well-proportioned sitting room with feature bay window and open fireplace, well presented open plan kitchen/dining room with vaulted ceiling and French doors to rear, downstairs family bathroom.

To the first floor there are two light and well-presented double bedrooms (one with storage cupboard). There is a second floor which comprises large double bedroom with en suite shower room.

Outside
The rear garden is well enclosed. There is a large decking area for entertaining, level lawn and a garden home office with power and lighting. To the front of the property there is a small front garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The A31, A331 and A3 all provide swift access to the national motorway network. Farnham's mainline train station provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes).

There is a selection of schools in the area including, Potters Gate C of E Primary, St. Andrews C of E Infant, Weydon, Edgeborough and Frensham Heights. There is also availability of good nursery and preschool options in the immediate proximity: Curious Explorers and Bright Horizons among others.

LOCAL AUTHORITY
Waverley Borough Council, Farnham I 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.