



ROMAN WAY, FARNHAM, SURREY, GU9

£450,000 *Freehold*

3  2  1 

KEY FEATURES

- Attractive three-bedroom home on a generous corner plot
- Excellent scope to extend or develop (STPP)
- Spacious open plan sitting and dining room
- Modern fully fitted kitchen
- Large wrap around garden offering a high degree of privacy
- Close to M&S Foodhall, Reel Cinema and local amenities
- Convenient for Farnham station and town centre
- Excellent schools, countryside and lifestyle opportunities nearby



Farnham

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ACCOMMODATION

A well presented and thoughtfully arranged three bedroom family home, occupying a particularly generous plot and enjoying an established setting within a popular residential location.

The ground floor has been designed to suit modern living, with a spacious open plan sitting and dining room extending the depth of the house and creating a wonderful sense of light and space. Large windows to the front and rear elevations ensure the room is naturally bright throughout the day, whilst French doors provide direct access to the garden.

The kitchen has been modernised with contemporary cabinetry, hard wood worktops and integrated appliances, providing a practical and attractive space for everyday use. A cloakroom and useful utility/study room complete the ground floor accommodation.

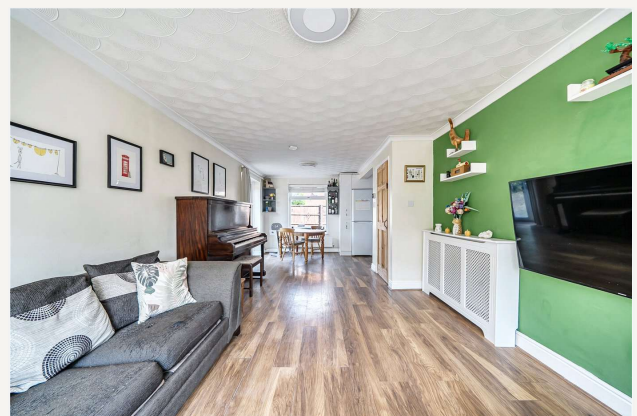
The first floor provides three well proportioned bedrooms, all enjoying pleasant outlooks and excellent natural light. The principal bedroom is particularly generous, while the remaining rooms offer flexibility for family living, guest accommodation or home working. The accommodation is served by a well appointed family bathroom, fitted with a contemporary white suite and modern tiling.

Throughout, the property has been well maintained and offers buyers the opportunity to move straight in whilst retaining scope for further enhancement or development (stpp) if desired.

Outside

One of the property's standout features is its generous plot. Mature hedging and established planting create a good degree of privacy, while the front garden sets the house back attractively from the road.

To the rear, a terrace provides space for outdoor dining and entertaining, leading onto an area of lawn ideal for children and family use. The gardens are enclosed and enjoy a pleasant sense of seclusion, creating an attractive extension to the living accommodation.



MATERIAL INFORMATION

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

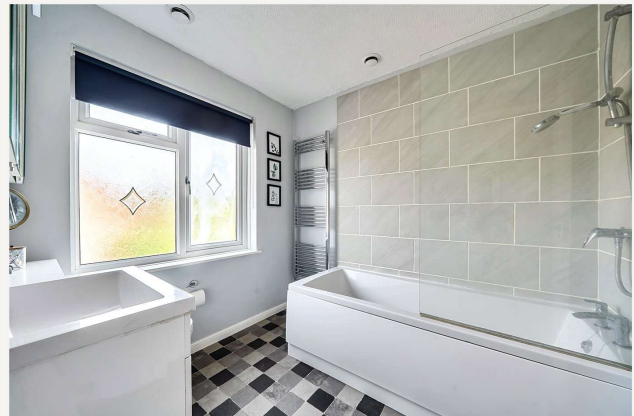
LOCATION

Roman Way enjoys a convenient central position in Farnham, ideally placed for both the town centre and an excellent range of everyday amenities. Within easy reach; M&S Food Hall, a the popular Reel Cinema, local shops, cafés and restaurants, together with the nearby Farnham Leisure Centre, Farnham Park and 9-hole golf course, making it particularly well suited to modern family living.

Farnham's historic Georgian town centre offers an excellent blend of independent boutiques, national retailers, coffee shops, restaurants and public houses, creating a vibrant and welcoming atmosphere throughout the year. The nearby Gostrey Meadow and Farnham Park provide attractive green spaces for recreation, events and outdoor enjoyment.

The area is particularly popular with families, benefiting from a number of highly regarded schools in both the state and private sectors. For those who enjoy outdoor pursuits, there is excellent access to Alice Holt Forest, Frensham Common, Frensham Ponds and the surrounding Surrey Hills countryside, offering miles of walking, cycling and riding.

Farnham mainline station provides regular services to London Waterloo, whilst the A31, A3 and M3 offer convenient access to Guildford, London and the south coast. Combining excellent amenities, strong schooling and beautiful countryside, Farnham continues to be one of Surrey's most desirable market towns.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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/FAR260229>

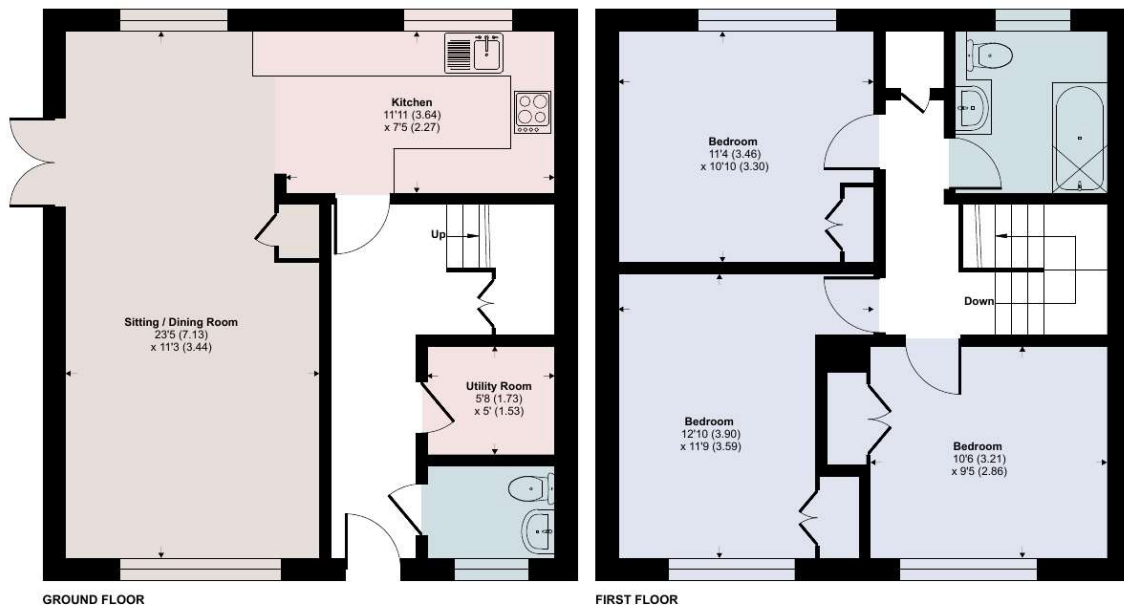
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 1016 sq ft / 94.3 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). © nichecom 2026. Produced for Winkworth. REF: 1494957

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