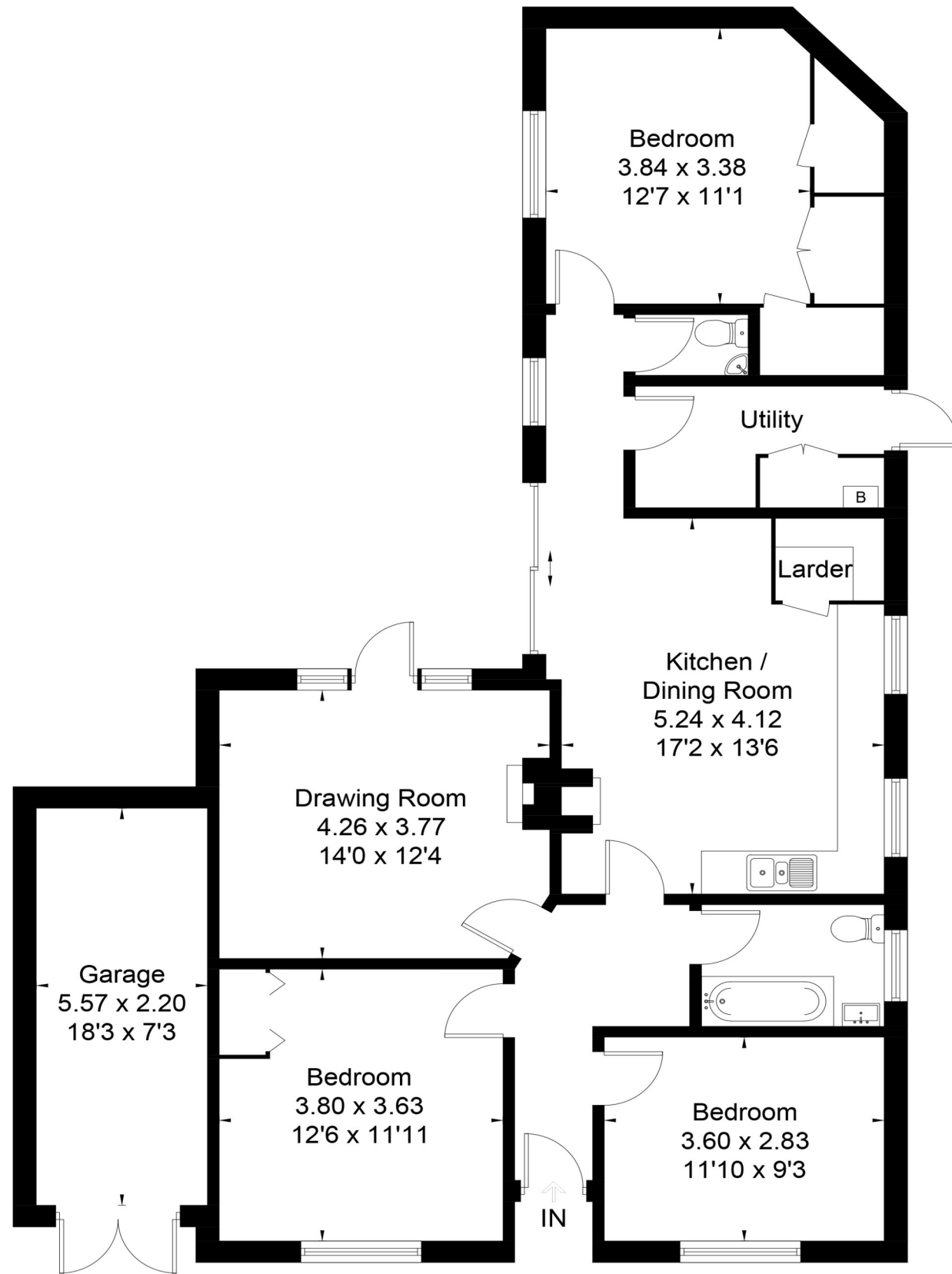
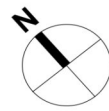


Approximate Area = 98.7 sq m / 1062 sq ft  
Garage = 12.3 sq m / 132 sq ft  
Total = 111.0 sq m / 1195 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 278779



## Hazell Road, Farnham, GU9

Guide Price £525,000

This beautifully presented three bedroom detached bungalow has the benefit of a garage, parking for several cars and is close proximity to Farnham town centre.

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

**Winkworth**





**ACCOMMODATION**

Living Room, Kitchen/Dining Room, Utility Room, Cloakroom, 3 Double Bedrooms, Family Bathroom, Single Garage, Gardens

**DESCRIPTION**

This property is tucked away on a quiet road and comprises entrance porch, entrance hall with parquet flooring, bright and airy sitting room with open fireplace with marble surround and feature shelving either side, wooden flooring and French doors leading to the garden.

The kitchen/breakfast room comprises a range of eye and floor level units, built in vegetable baskets, Belling Range oven, wooden flooring and feature beam, feature fireplace with pine surround and a door leading to the pantry and patio doors leading out to the garden. There is a large utility room with a range of cupboards, space for washing machine and tumble dryer, heated towel rail and a door leading to the side offering access to the front and rear garden, downstairs cloakroom with WC and wash basin.

There are three double bedrooms, one of which could be used as a snug, and two with built in wardrobes. The principal bedroom is towards the rear of the home and the family bathroom has a bath and shower over, WC, wash basin, and heated towel rail.

**Outside**

The front of the property is approached via a wide gravel driveway leading to a single garage, with borders containing shrubs and flowers and several mature trees and gated access to the rear garden which are laid mainly to lawn with hedging and mature trees. There is a gravelled area for seating which is ideal for al fresco dining and a summer house and shed.



**LOCATION**

The property is situated in this stunning and peaceful situation on the western fringes of the town. Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the 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. Lying on the south west side of Farnham, the property is conveniently located to access many of the area's highly regarded government and private schools including South Farnham, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

**SERVICES**

Mains gas, electricity, water and drainage.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**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**

