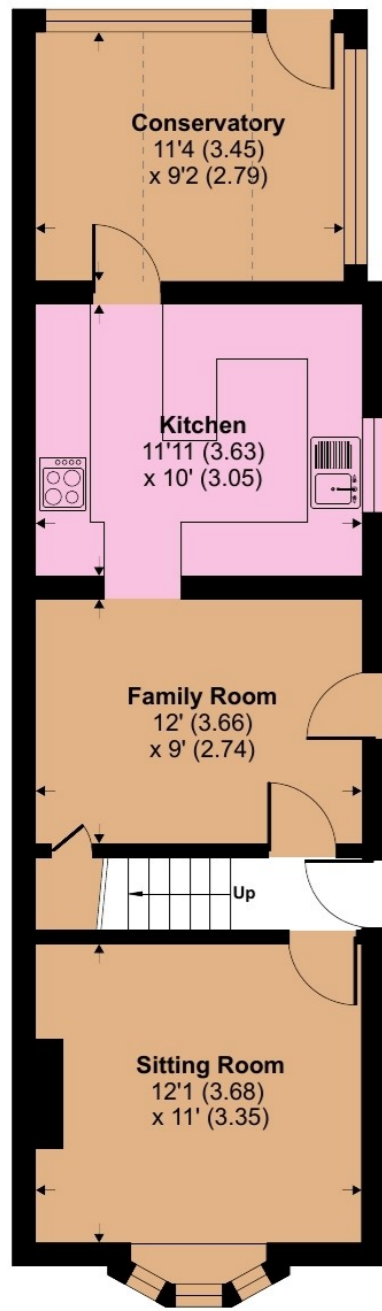


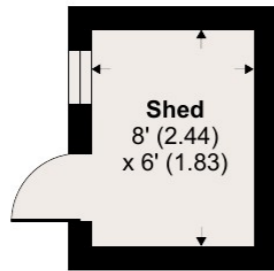


# Greenfield Road, Farnham, GU9

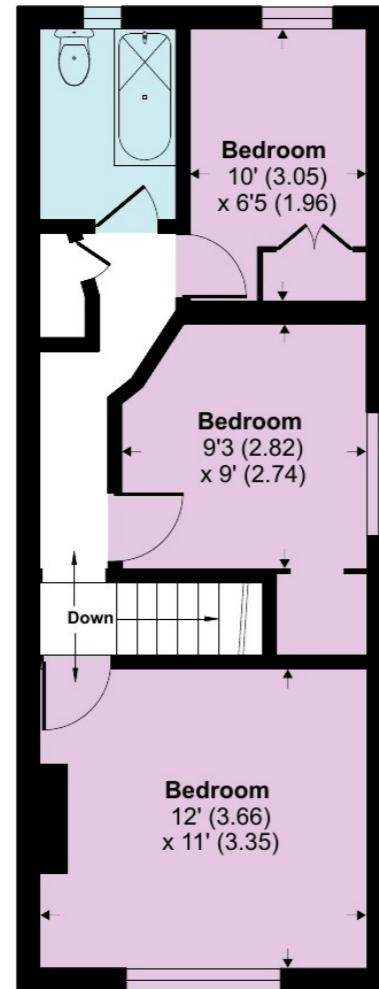
Approximate Area = 948 sq ft / 88 sq m  
Garage = 153 sq ft / 14.2 sq m  
Outbuildings = 128 sq ft / 11.8 sq m  
Total = 1229 sq ft / 114 sq m  
For identification only - Not to scale



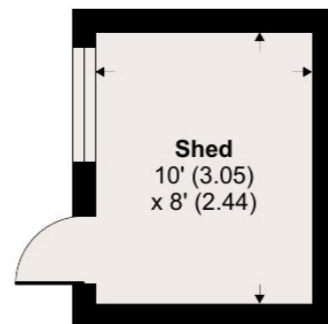
GROUND FLOOR



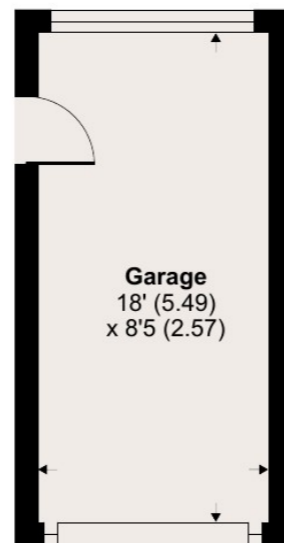
OUTBUILDING 2



FIRST FLOOR



OUTBUILDING 1



Garage  
18' (5.49)  
x 8'5 (2.57)

## GREENFIELD ROAD, FARNHAM, SURREY, GU9

Guide Price £425,000

This property benefits from a garage and outbuilding. The property is conveniently located in this popular South Farnham residential area close to excellent transport links and schools.

Tel 01252 733042  
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99 West Street, Farnham, GU9 7EN

**Winkworth**

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**Winkworth**



**ACCOMMODATION**

- In need of modernisation
- Two reception rooms
- Three bedrooms
- Garage and workshop
- South facing garden
- Far reaching views
- Driveway
- Close proximity to Weydon Academy
- No chain



**LOCATION**

The property is situated in a residential road in the South Farnham area close to Wreclesham in good proximity to outstanding schooling and excellent network connections. 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. Farnham train station is within walking distance from the property and provides direct access to London Waterloo in approximately 1 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, Godalming

**DESCRIPTION**

A red brick semi-detached house situated in a convenient residential area, in need of modernisation.

The property comprises inviting entrance dining/family hallway, fully fitted kitchen/breakfast room with breakfast bar, front aspect sitting room with bay window and an open fireplace, a conservatory with door to courtyard and understairs storage.

The first floor consists of front aspect principal bedroom with views to countryside, further double bedroom, single bedroom with built in wardrobe, family bathroom and airing cupboard.

**OUTSIDE**

The property benefits from ample off street driveway parking, a detached garage and workshop, garden shed and the south facing rear garden is mainly laid to lawn and there is a large paved patio and courtyard area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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.