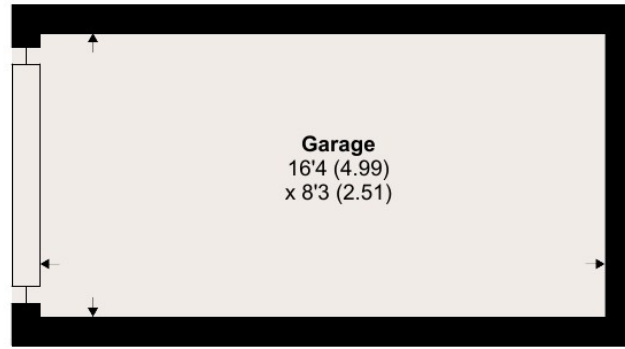
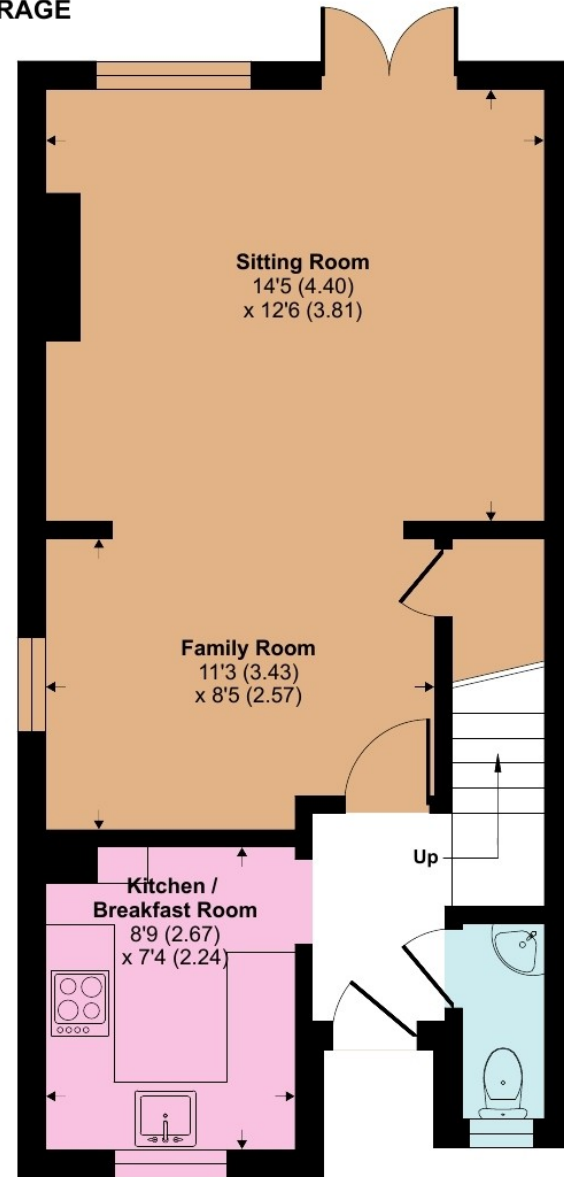


## Arundell Place, Farnham, GU9

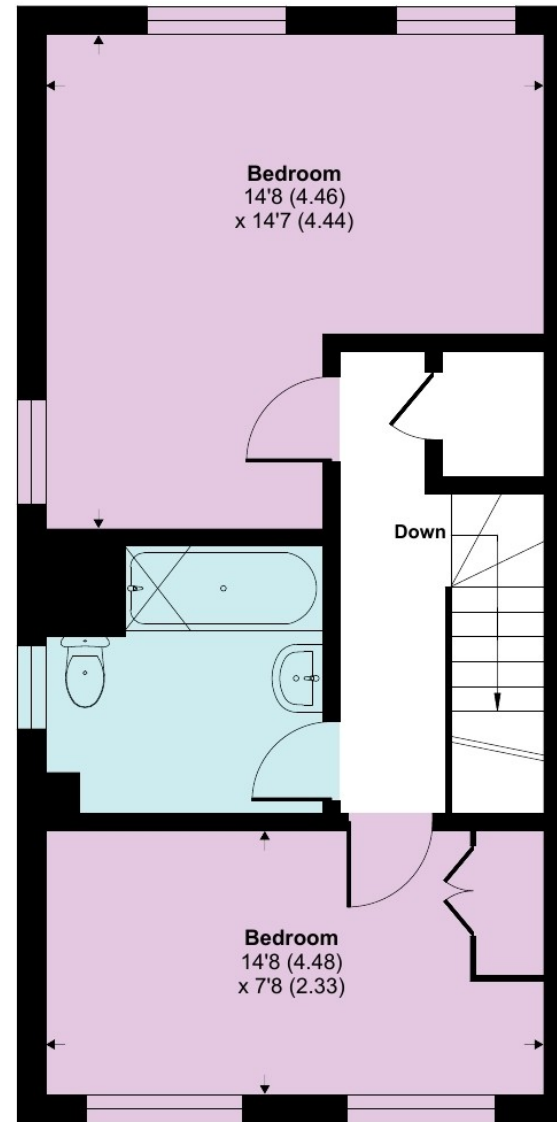
Approximate Area = 866 sq ft / 80.4 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 1001 sq ft / 93 sq m  
 For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



## ARUNDELL PLACE, FARNHAM, SURREY, GU9

OIEO £450,000

A well presented home, that benefits from a garage, located in the heart of Farnham town centre.

Tel 01252 733042  
 Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**

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**Winkworth**





ACCOMMODATION

- Highly desirable town centre location
- Well presented home
- Family room and sitting room
- Two double bedrooms
- Private garden
- Garage
- Walking distance to Waitrose
- No onward chain

DESCRIPTION

This property comes to the market in good order and provides well presented accommodation to the next homeowner. Situated in an enviable central position, the property benefits from immediate proximity to town and parking along with a garage.

The accommodation comprises inviting entrance hallway, a fully fitted kitchen, family room, adjoining sitting room with feature fireplace and French doors to garden, downstairs cloakroom and understairs storage.

On the first floor there is a large principal bedroom, further double bedroom with built in wardrobe, family bathroom, airing cupboard and landing.

Outside there is a smart walled garden courtyard with patio area, bedding plants and pots. To the side of the property there is a garage.



LOCATION

The property is situated in the heart of Farnham town centre, tucked away off West Street in a quiet setting and extremely sought-after and convenient location, 0.7 miles to the mainline station. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture.

The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library, Reel Cinema (Brightwell's Yard) and the Maltings Art Centre offers a wide range of activities including film screenings. 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band E

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		