

# Edward Road, Farnham, GU9

Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale



## EDWARD ROAD, FARNHAM, GU9

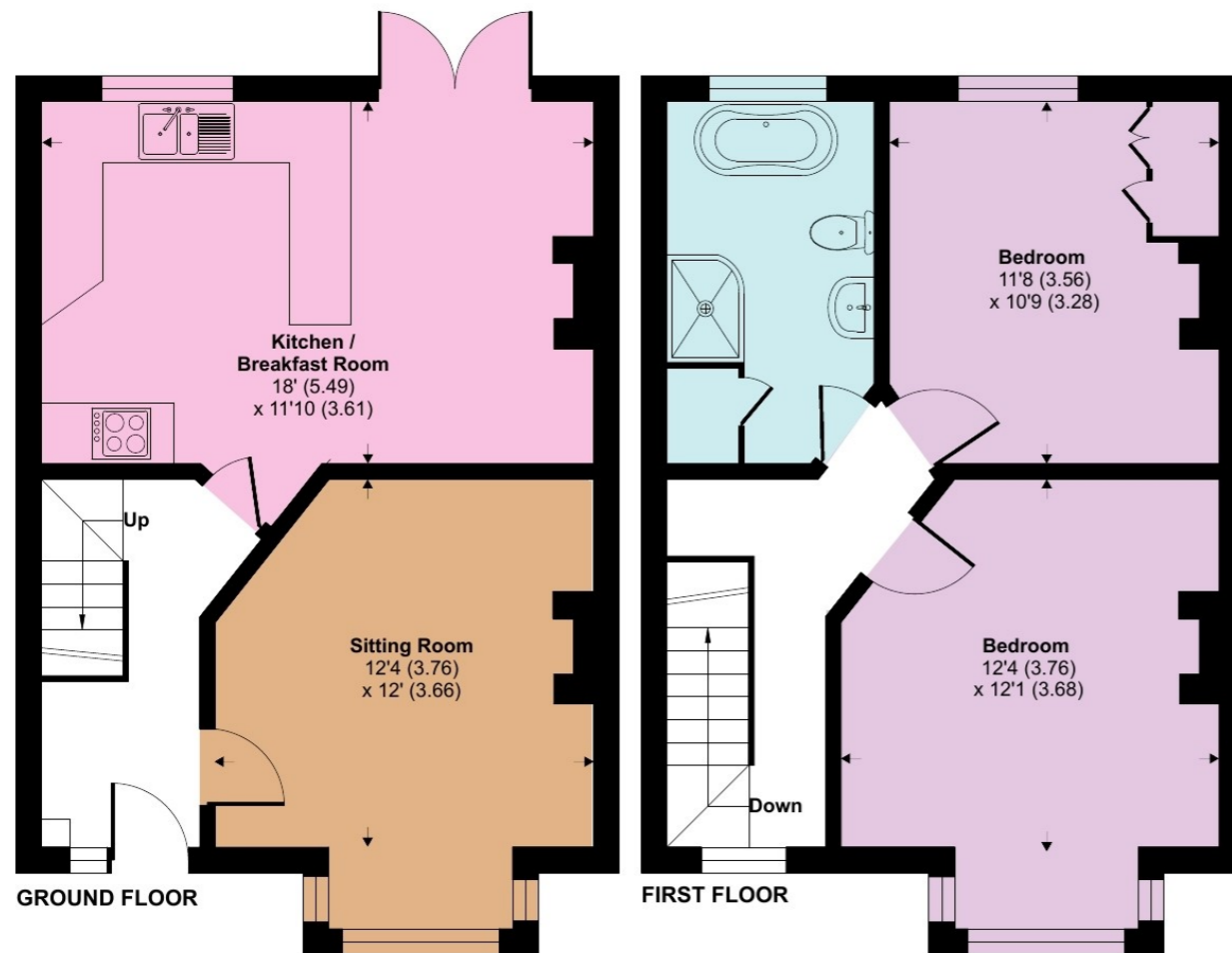
Guide Price £550,000

An elegant and spacious Edwardian property conveniently situated in a sought after South Farnham location, within walking distance to shops and has residential parking.

Tel 01252 733042

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99 West Street, Farnham, GU9 7EN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1103523

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**ACCOMMODATION**

- Fine Edwardian home
- Large kitchen/breakfast room
- Character features
- Residential parking
- Short walk to Farnham station and local shops
- Close to South Farnham and Weydon Schools
- No chain

**DESCRIPTION**

This attractive property is set back from the road and can be accessed from a path leading through the front garden.

Ground floor comprises inviting entrance hallway leading to an elegant and well proportioned sitting room overlooking the front of the property boasting a bay window alcove and working fireplace, large kitchen/breakfast room benefitting from wood flooring, log burning stove, fitted units, range cooker and French doors to rear.

Stairs lead up to a landing benefitting from natural light. The principal bedroom is to the front of the property with a further bay window alcove. The second bedroom is to the rear overlooking the garden and boasts fitted wardrobes. The family bathroom is generously sized with white fitted suite boasting a shower, bath, basin, WC and heated towel rail.

Outside the garden consists of large patio terrace adjoining the rear of the property, lawn area and a mature selection of flowers and shrubs. At the front of the property there is a path leading through the front garden.



The property is situated in a residential road in the South Farnham area just off the Ridgway in good proximity to outstanding schooling and excellent network connections.

**LOCATION**

There is an excellent bakers, butchers, wine shop and Tesco Express nearby with sports club and local recreational areas within striking distance. Beautiful nature areas of the Bourne Woods and Frensham Ponds are nearby. 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

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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	