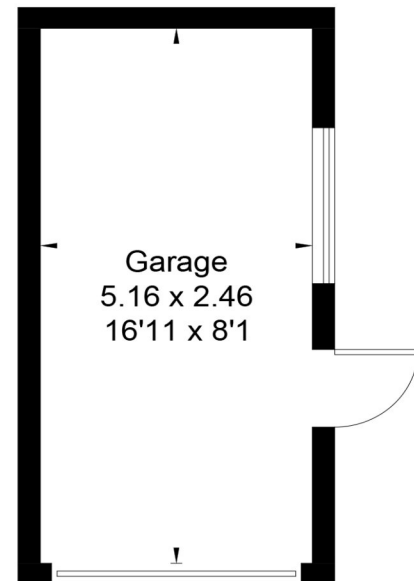
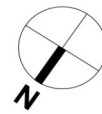
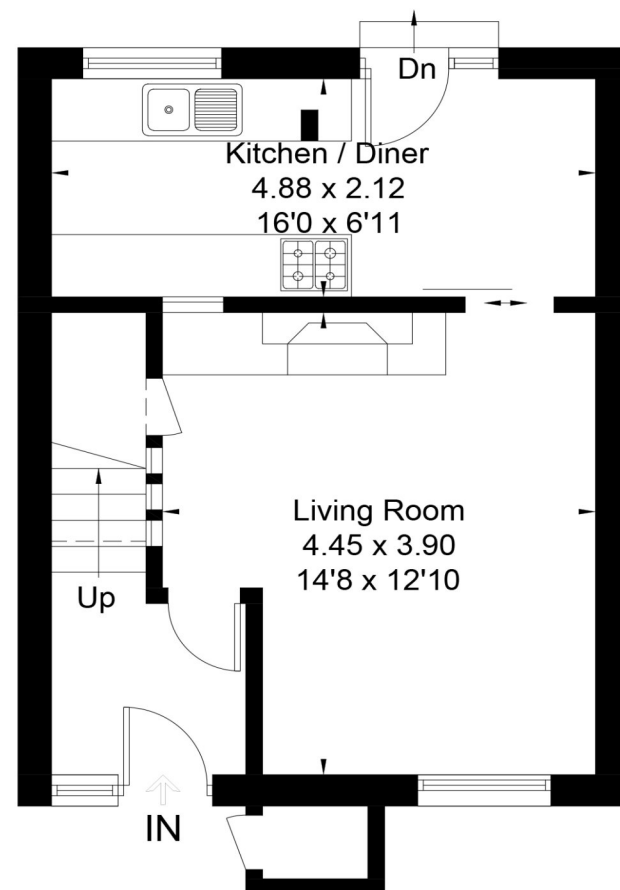


Approximate Floor Area = 66.8 sq m / 719 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 79.5 sq m / 856 sq ft

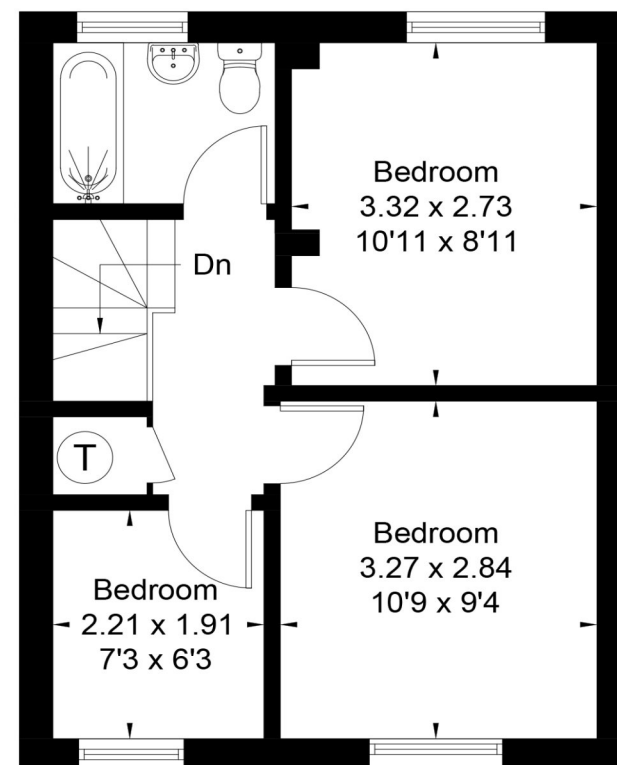


(Not Shown In Actual
Location / Orientation)

[] = Reduced head height below 1.5m



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 253973

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth



Arthur Close, Surrey, GU9

Guide Price £1,700 per month

Three bedroom semi-detached house, close to Farnham Railway station and the Town Centre. Available from 29th August 2025 EPC B

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

ACCOMMODATION

Walking distance to town and station
Unfurnished
3 Bedrooms
Garden
Garage

DESCRIPTION

A three bedroom semi detached house overlooking communal gardens in a quiet no through road, close to the town centre and train station.

The entrance hallway leads to first floor and door to the bright sitting room has a brick-built fireplace with ceiling timbers and overlooks the communal gardens to the front.

The fitted kitchen/dining room has a range of eye and base level units, fridge/ freezer, washing machine and cooker and a door to the rear garden.
To the first floor is a double bedroom overlooking the communal gardens to the front, one further double bedroom overlooking the rear, and a third single bedroom.
The family bathroom contains a shower over the bath, sink, WC.

OUTSIDE

The rear garden has a patio and leads onto the garden which is laid mainly to lawn screened by trees and a lovely selection of plants and shrubbery.

A single garage with remote control door, lighting and power.

LOCATION

The property is situated in the south of Farnham, a short walk away from the centre of town and railway station. 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.

The property is within close proximity of Highfield South Farnham Primary School and easy walking distance to the highly acclaimed Weydon Secondary School.

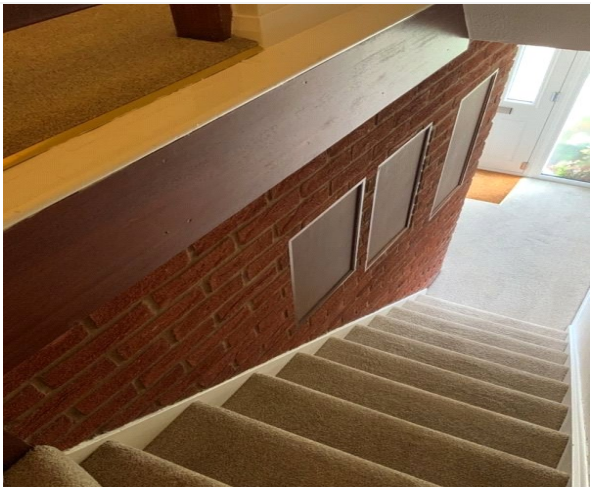
Farnham train station provides direct access to London Waterloo in approximately one hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C



DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		81 B	87 B