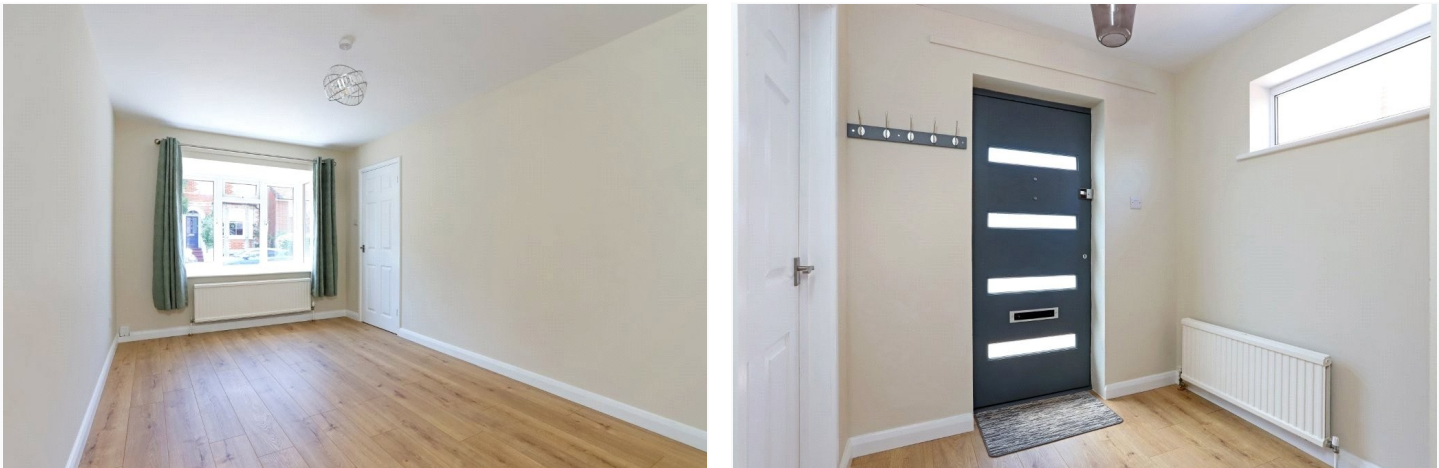
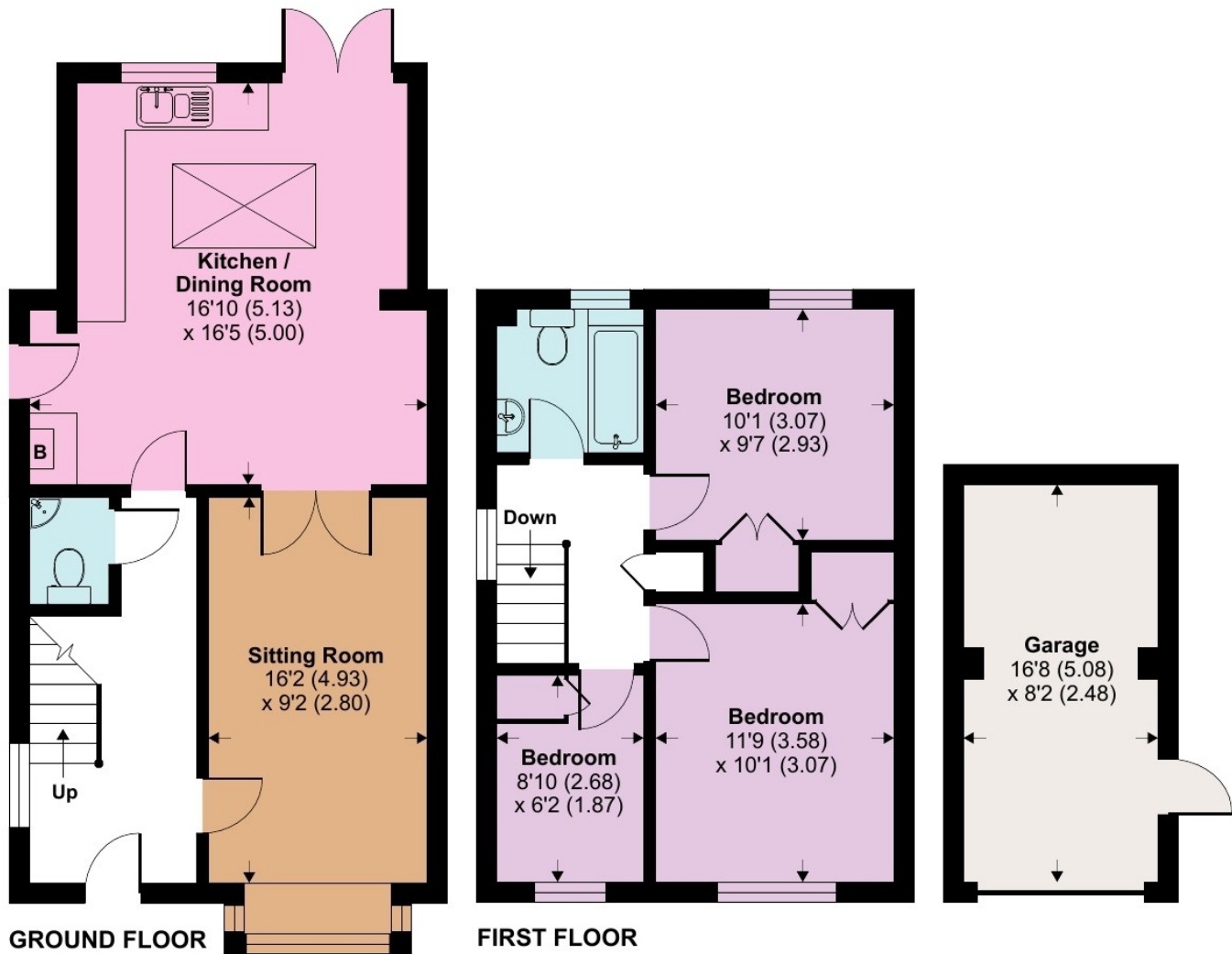


St. Georges Road, Farnham, GU9

Approximate Area = 935 sq ft / 86.9 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1072 sq ft / 99.6 sq m
For identification only - Not to scale



ST. GEORGES ROAD, FARNHAM, SURREY, GU9

Guide Price £685,000

A well-appointed home, situated in this popular residential road, close to Farnham mainline station.

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



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- ACCOMMODATION**
- Well presented home
 - Open plan kitchen/dining room
 - Three bedrooms
 - Short walk to Farnham station and local shops
 - Private garden
 - Driveway and garage
 - Close to South Farnham and Weydon Schools
 - No onward chain

DESCRIPTION
The property is ideally located only moments away from Farnham mainline train station and benefits from a superb open plan kitchen/dining room, detached garage and driveway parking.

The property has recently been refurbished and modernised by the current owners and is immaculately presented throughout. The ground floor comprises inviting entrance hallway, large sitting room with bay window, open plan kitchen/dining room with sky lantern, French doors to rear and back door to side, downstairs cloakroom.

Upstairs comprises two double bedrooms, single bedroom (all with built in wardrobes) and a family bathroom.

Outside the rear garden is mainly laid to lawn and is secluded. There is side access, a detached single garage and two patio areas. Towards the front of the property, there is a driveway for three vehicles.



LOCATION
The property is situated in this popular and convenient residential road in South Farnham, close to the railway station, South Farnham school and other amenities on the south side of Farnham town centre. Farnham is an historic Georgian, former market town on the Hampshire and Surrey border, renowned for its period architecture and wide principal streets. The town provides a comprehensive range of cultural, educational and shopping amenities. There is a train station providing trains to London Waterloo in approximately the hour whilst the A31 ensures easy access to Guildford and the A3 in the east and Winchester down to the west. The A331, (Blackwater Valley Link Road) provides dual carriageway access to the M3 in the north. There are large areas of countryside and National Trust land in the surrounding areas ideal for a wide variety of outdoor pursuits.

LOCAL AUTHORITY
Waverley Borough Council, Farnham | Council Tax Band D

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		