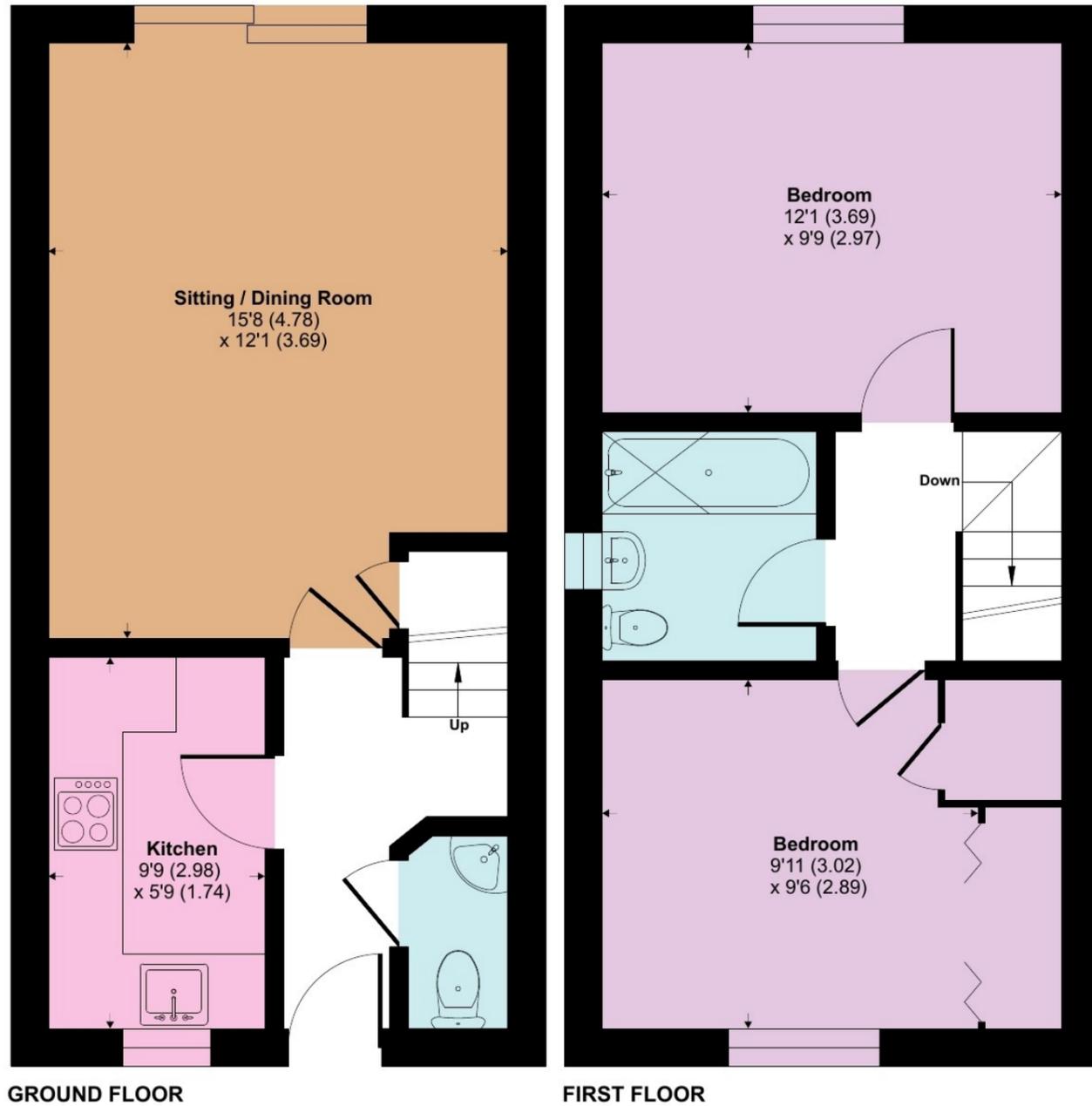




# Ferns Mead, Farnham, GU9

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



## FERNS MEAD, FARNHAM, SURREY, GU9

Guide Price £425,000

A well presented, modern and spacious two bedroom property that is within walking distance of Farnham town centre.

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

**Winkworth**

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

**Winkworth**



**ACCOMMODATION**

- Sought after development
- Two bedrooms
- Private garden
- Two allocated parking spaces
- Walking distance to Farnham town centre
- Overlooking Bishop's Meadow
- No onward chain

**DESCRIPTION**

This smart and well presented two bedroom property is located in a sought after development within easy walking distance from Farnham town centre.

This property is well presented throughout and the ground floor comprises entrance hallway, kitchen with a range of floor and wall mounted units, large sitting/dining room with sliding doors to garden, downstairs cloakroom and understairs storage.

On the first floor there are two double bedrooms, one with built in wardrobe, and a family bathroom.

Outside benefits from a private rear garden, with side gated access. To the front of the property, there is allocated parking for two vehicles and the property has far reaching views of the popular Bishop's Meadow.

Annual estate service charge of £160.



**LOCATION**

The property is located within walking distance of Farnham town centre offering a range of shopping, social, recreational and educational facilities. The town centre is surrounded by miles of open countryside, ideal for walking, riding and cycling. Farnham mainline station offers a service to London Waterloo in under an hour and there are superb road links into London and the South coast. The A31 is less than 1.5 miles from the property and provides access to the A3, M3 and A331.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham I 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		