

# Adams Park Road, Farnham, GU9

Approximate Area = 684 sq ft / 63.5 sq m (excludes wc)

For identification only - Not to scale



## Adams Park Road, Farnham, Surrey, GU9

Guide Price £450,000

A charming period home situated in this convenient central location, close to local shops and moments from Farnham Deer Park.

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**ACCOMMODATION**

- Highly desirable town centre location
- Large garden
- Two reception rooms
- Downstairs cloakroom
- Short walk to Farnham station and local shops
- Residents parking
- Immediate proximity to Farnham Deer Park

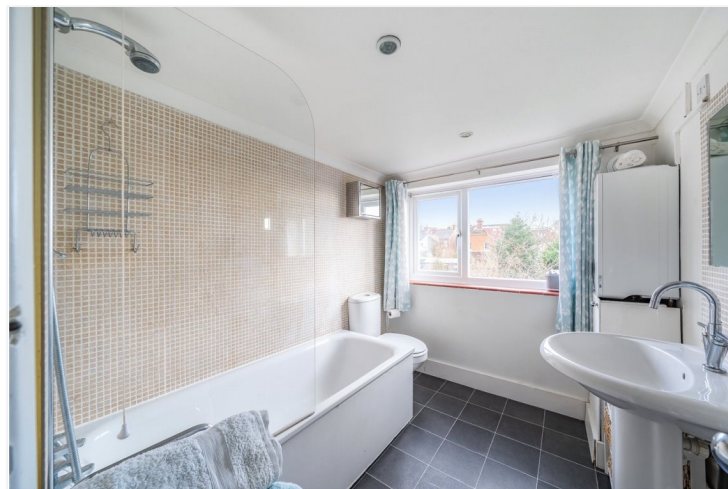
**DESCRIPTION**

This attractive Victorian property in Farnham is situated within a highly sought after road within immediate proximity to Farnham Deer Park.

The property is within walking distance to the town centre and comprises sitting room with bay window, light and airy dining room, both with wooden flooring. The fully fitted kitchen with original quarry tile flooring and back door to rear garden, under stairs storage and downstairs WC.

Upstairs there is a principal bedroom with a built in wardrobe, a family bathroom and a further double bedroom.

Outside, there lies a paved sun terrace accompanied by a spacious lawn area, entirely enclosed and adorned with an array of plants and trees, offering a charming view. At the front of the property there is a small garden and residents parking.



**LOCATION**

Adams Park Road is a quiet no through road set on the eastern side of Farnham within a hundred yards of Farnham Park, located approximately half a mile from the town centre and about a mile from the station. Farnham town centre offers a comprehensive range of amenities, including a Waitrose and Sainsbury's, a selection of branded and independent shops, fishmongers, restaurants and the Maltings arts centre, which offers theatre, film and crafts fairs.

Opening soon is Brightwells Yard, a new shopping centre that will include a cinema, restaurants, town square and public gardens. There is a choice of golf courses in the area including Hankley, Hindhead and Farnham Sands and sports facilities are available at Farnham's DC Leisure centre and the David Lloyd Leisure Centre.

The A31, A331 and A3 all provide swift access to the national motorway network. Farnham's mainline train station provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes).

There is a selection of schools in the area including, Potters Gate C of E Primary, St. Andrews C of E Infant, The Abbey School, Weydon, Edgeborough and Frensham Heights.

**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

