

The Chantry's GU9

Approximate Gross Internal Floor Area = 73.9 sq m / 796 sq ft

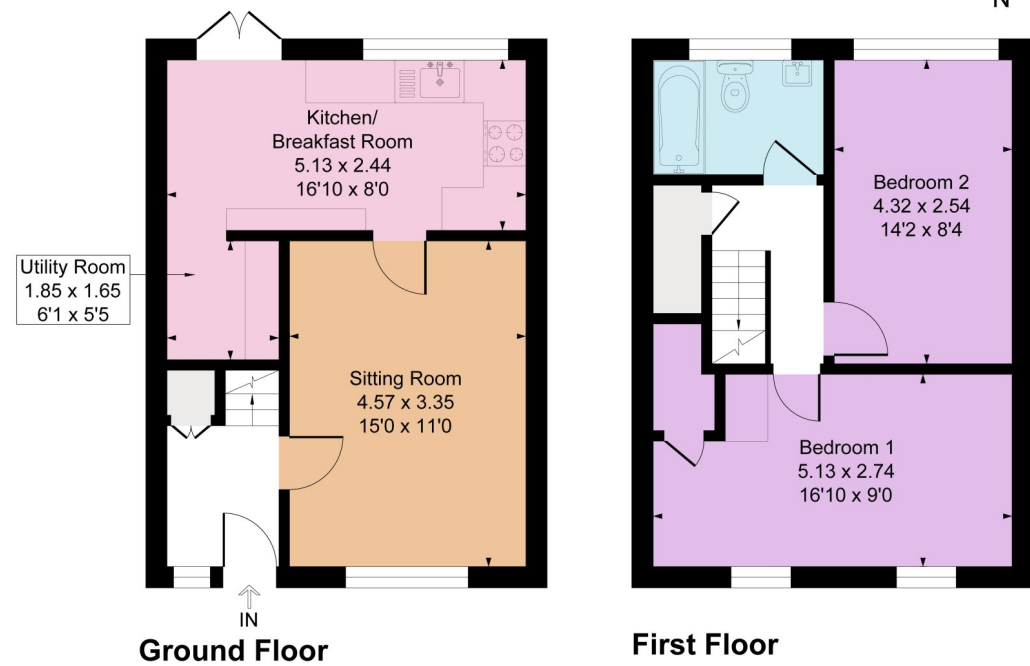


Illustration for identification purposes only, measurements are approximate, not to scale.



The Chantrys, Farnham, Surrey, GU9

Guide Price £395,000

A very well presented, modern and spacious two bedroom property that is within walking distance of Farnham town centre and benefits from a large wrap-around garden.

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ACCOMMODATION

Immaculately presented

Large kitchen/breakfast room with French doors to rear

Utility room

Sitting room with feature fireplace

Two good sized double bedrooms

Large wrap-around garden

Walking distance to Farnham town centre

No chain

DESCRIPTION

A very well presented, modern and spacious two bedroom property that is within walking distance of Farnham town centre and benefits from a large wrap-around garden.

The property is in immaculate condition and comprises inviting entrance hallway, a large and bright fitted kitchen/breakfast room with integrated appliances and French doors out to the rear garden and a smart sitting room with feature fireplace and wooden flooring. A useful utility room completes the ground floor accommodation.

Upstairs on the first floor are two good sized double bedrooms, with the generous principal bedroom benefitting from a large cupboard, the smart family bathroom and an airing cupboard.

Outside

Externally, the large rear garden has been stylishly landscaped throughout and comprises a large decking area and patio, perfect for outdoor dining and entertaining in the summer months, further patio, mature shrubbery and garden shed. There is a large area to the side of the property that one could extend into (stpp). To the front of the property, the front garden is mainly laid to lawn and there is residents parking.

LOCATION

The property is within a short walk to Farnham town centre which is a Georgian market town surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities and establishments. Farnham railway station links to the mainline and provided access to London Waterloo in around an hour. Road links are excellent and the A31 joins the A3 and has further links to the M3 and M25.

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+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	