

Weydon Hill Road, Farnham, GU9

Total = 1716 sq ft / 159.4 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 771742

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Winkworth

Independent proprietor: Tarrant & Robertson Limited trading as Winkworth



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Guide Price £700,000

Attractive and modernised family home, built in 1906, which has retained some key original features and offers spacious, versatile rooms, situated close to local shops, sought after schools and Farnham train station.

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ACCOMMODATION

- Open plan 'hub of the home' kitchen/breakfast room
- Recently modernised throughout
- Underfloor heating
- Bi-fold doors onto rear patio
- Three reception rooms
- Downstairs utility/cloakroom
- Short walk to Farnham station and local shops
- South facing rear garden
- Garage and parking
- Close to Weydon School

DESCRIPTION

This extended Victorian property has been modernised throughout and comprises superb open plan 'hub of the home' kitchen/breakfast room with underfloor heating, central island, sky lantern, bi-fold doors, eating area and Amtico flooring. Adjacent is a boot room area, larder with built in cupboards and back door to side, smart family room with Amtico flooring and original fireplace. Towards the front of the property, one is greeted by an inviting entrance hallway with solid wooden floor, sitting room with open fireplace. There is also the added benefit of a downstairs shower/utility room.

The first floor offers a principal bedroom with new sash windows and wardrobe, further double bedroom with built in wardrobe, single bedroom/nursery room, newly fitted smart family bathroom.

Outside the generous south facing garden consists of large patio terrace adjoining the rear of the property and a large area of lawn with a mature selection of trees and shrubs. At the far end of the plot there is a detached garage with electric, lighting and consumer unit. At the front of the property there is a gravelled driveway with flower beds.

LOCATION

Weydon Hill Road is an attractive road that is within easy walking distance to village shops including a butcher, Tesco Express, Loaf and wine shop. Farnham town centre is within a mile away and the further area is 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 including Weydon School and other specialist establishments. Farnham railway station is within a short distance and with links to London Waterloo in around an hour.



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

