

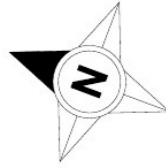
# West Street, Farnham, GU9

Approximate Area = 1042 sq ft / 96.8 sq m

Outbuildings = 26 sq ft / 2.4 sq m

Total = 1068 sq ft / 99.2 sq m

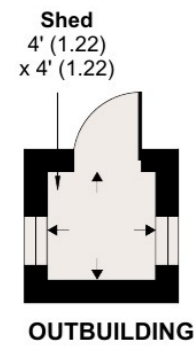
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## West Street, Farnham, Surrey, GU9

Guide Price £675,000

An immaculately presented Farnham town centre character property, situated just off West Street with immediate proximity to the town.

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99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

- Highly desirable town centre location
- Turnkey living
- Open plan living
- Two double bedrooms
- Two bathrooms
- Beautiful private courtyard
- Large communal gardens (subject by separate negotiation)
- Driveway/parking for two cars
- No chain

**DESCRIPTION**

This property comes to the market in immaculate order and provides excellent turnkey accommodation to the next homeowner. Situated in an enviable central position, the property benefits from immediate proximity to town and a driveway for two vehicles.

The accommodation comprises large and inviting entrance hallway, a superb open plan kitchen/breakfast/dining room with central island and sliding doors leading onto patio, sitting room with feature fireplace and downstairs cloakroom.

On the first floor there is a principal bedroom with built in wardrobes and en suite shower room, further double bedroom with built in wardrobe, family bathroom, double closet and landing space.

Outside there is a smart walled courtyard with patio area, lawn and bedding plants and pots. To the side of the property there is a driveway for two vehicles, integral storage cupboard and the four residents have access to their own large communal garden (subject



to separate negotiation). This is south facing and has private gated access onto Bishops Meadow with walks along the River Wey.

**LOCATION**

The property is situated in the heart of Farnham town centre, tucked away off West Street in a quiet setting and extremely sought-after and convenient location, being under 10 minutes' walk from the mainline station. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture.

The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

**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+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	