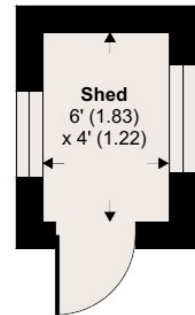
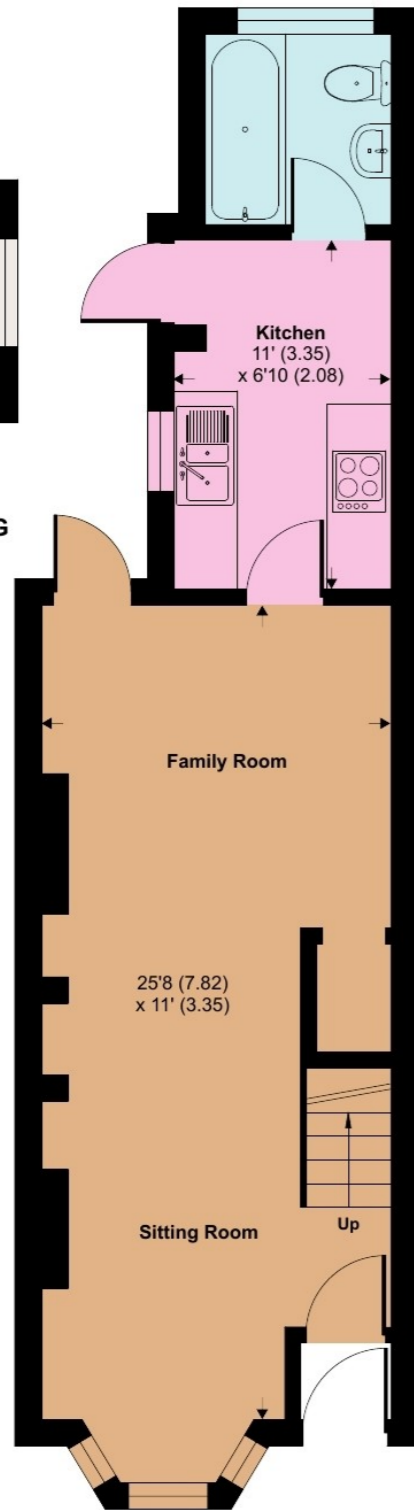


# Park Road, Farnham, GU9

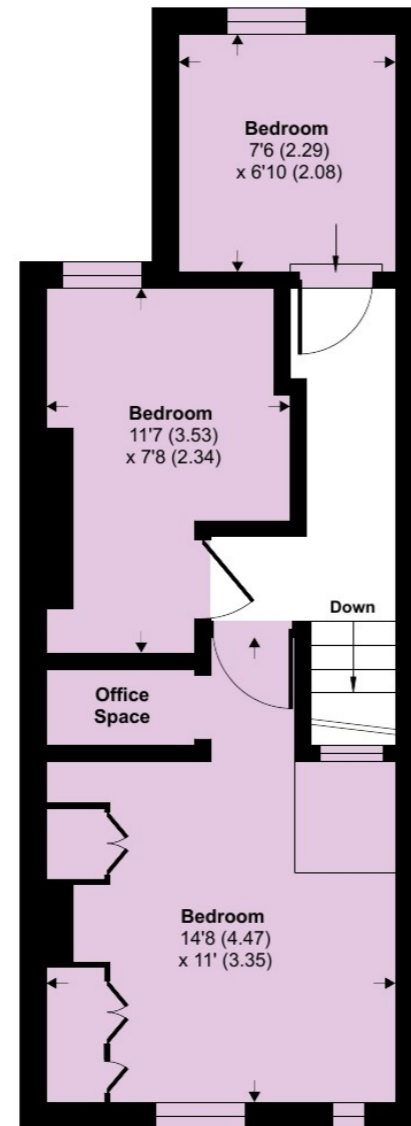
Approximate Area = 741 sq ft / 68.8 sq m  
Outbuilding = 24 sq ft / 2.2 sq m  
Total = 765 sq ft / 71 sq m  
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



## Park Road, Farnham, Surrey, GU9

Guide Price £435,000

Attractive and modernised period family home, offering spacious accommodation, is situated close to local shops and ideally located moments from Farnham Deer Park.

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

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**Winkworth**





Farnham's 320 acre historic park is a stone's throw away at the end of Park Road, and close by are sporting and recreational amenities. Schools for all ages groups are within the town as is a college and University for the Creative Arts. The main line station with services to Waterloo in under an hour, is just over a mile from the property and the A31 giving access to the M3, A3 and A331 is just over 0.5 mile away.

**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

**ACCOMMODATION**

- Recently modernised throughout
- Trendy living
- Two reception rooms
- Downstairs cloakroom
- Short walk to Farnham station and local shops
- West facing rear garden
- Residents parking
- Immediate proximity to Farnham Deer Park

**DESCRIPTION**

This attractive Victorian property has been modernised throughout and is situated within a sought after road within immediate proximity to Farnham Deer Park.

The property is within walking distance to the town centre and comprises fully fitted kitchen with back door to rear courtyard, sitting room with bay window and engineered wooden flooring, family room with engineered wooden flooring and door to rear, under stairs storage and downstairs family bathroom.

Upstairs there is a principal bedroom with walk in wardrobes, study/office space, further double bedroom and single bedroom.

Outside the generous west facing garden consists of large patio terrace adjoining the rear of the property and a large area of lawn with a mature selection of shrubs and plants. At the far end of the plot there is a large garden shed and a raised vegetable bed. At the front of the property there is a small front garden and residents parking.

**LOCATION**

This property is within walking distance of Farnham town centre with its numerous shops, bars, bistros and restaurants. Access to

