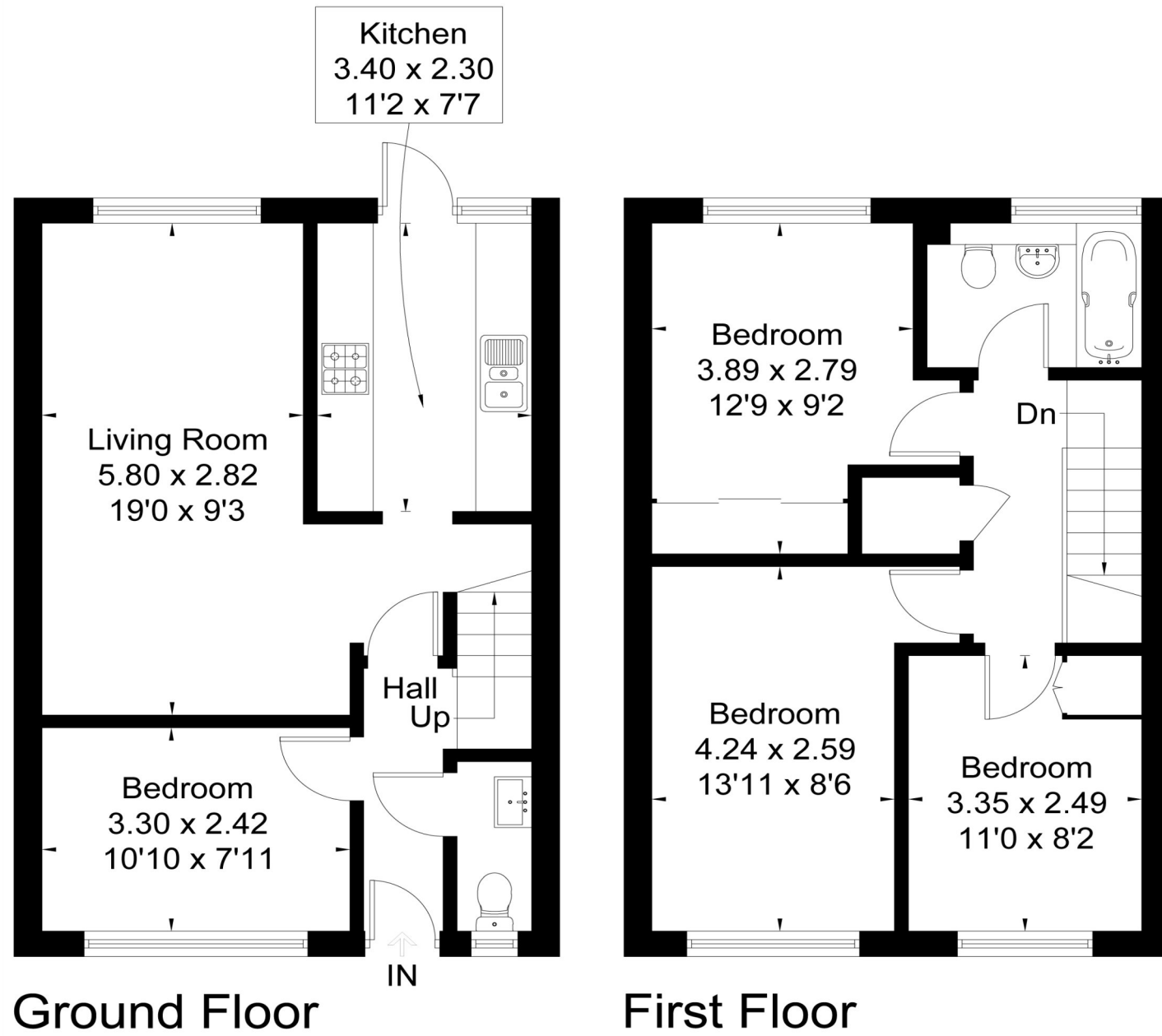


Approximate Floor Area = 87.8 sq m / 945 sq ft



Swift Road, Farnham, Surrey, GU9

Guide Price £300,000

This property has recently (2020) been fully refurbished and comes to the market in excellent condition with no onward chain.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
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**Winkworth**





**ACCOMMODATION**

- 19' Living Room
- Four bedrooms
- Recently refurbished
- Downstairs cloakroom
- Resident's communal parking
- No onward chain

**DESCRIPTION**

This property has recently been fully refurbished and comes to the market in excellent condition with no onward chain.



The property has been completely redecorated throughout, with a new Kardean wood effect floor throughout the living room and downstairs hallway.

The property is accessed via a covered porch and from the entrance hall there is a door to a bedroom, cloakroom, living room and stairs to the first floor. The living room is 19' and opens into the kitchen which benefits from a range of wall and floor mounted units, an oven and hob, microwave, sink with drainer and washing machine. From the kitchen there is a door into the garden. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing.

Outside there is a low maintenance private garden and there is a back gate that leads to the residence communal parking area.



**LOCATION**

Swift Road is located within the Sandy Hill Estate in North Farnham approximately 3.5 miles from The University of Creative Arts. The Stagecoach No 4 bus route connects with central Farnham and is a short walk from the bus stop to UCA. There is a Tesco's express is approximately 0.4 mile from the property.

Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. 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. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

Services: Mains gas, electricity, water and drainage.

**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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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	