

Edward Road GU9

Approximate Gross Internal Floor Area = 121.2 sq m / 1305 sq ft

Outbuilding Area = 18.5 sq m / 200 sq ft

Total Area = 139.8 sq m / 1505 sq ft

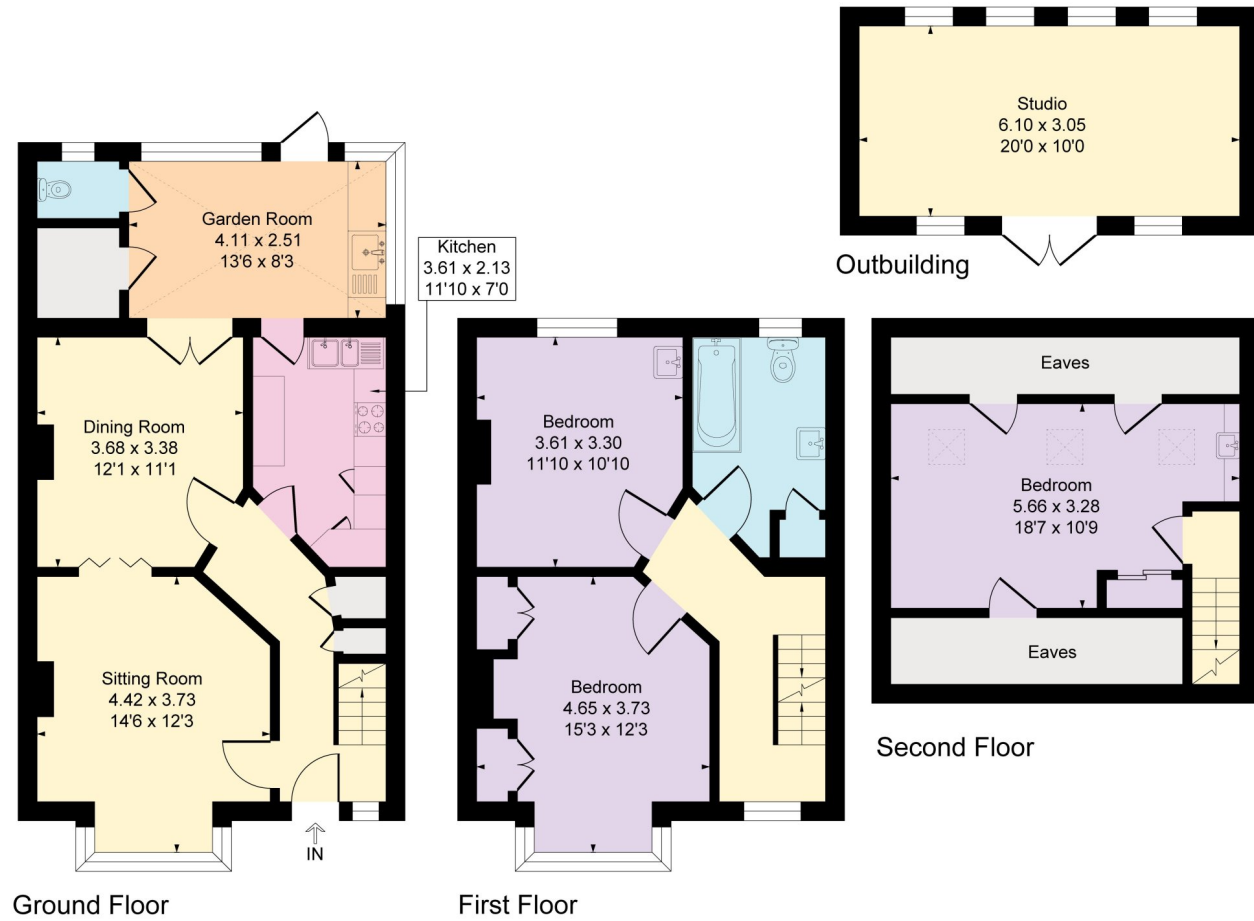


Illustration for identification purposes only, measurements are approximate, not to scale.



Edward Road, Farnham, Surrey, GU9

Guide Price £500,000

Attractive Edwardian family home, offering spacious versatile rooms, situated close to local shops, sought after schools & Farnham train station.

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ACCOMMODATION

Prime South Farnham location

Potential to improve

Sitting room with bay window

Three double bedrooms

Home office cabin

Close proximity to Langhams recreation ground

Close to Ridgway shops and amenities

Walking distance to Farnham station

DESCRIPTION

This well appointed Edwardian property comprises sitting room with bay window, family/dining room, fully fitted kitchen, garden room, downstairs cloakroom and storage room.

The first floor consists of a large principal bedroom with built in wardrobes, further double bedroom with sink, large family bathroom. There is also a second floor with a large double bedroom and eaves storage.

Outside the pretty garden is mainly laid to lawn and has a beautiful selection of flowers and mature shrubs. Towards the rear of the garden there is a large cabin/home office. At the front of the property there is a small private garden. This could be altered to a driveway (stpp).

LOCATION

Edward Road is a sought after road in South Farnham within walking distance of Farnham mainline station. There is an excellent bakers, butchers, wine shop and Tesco Express nearby with sports club and local recreational areas within walking distance. Beautiful nature areas of the Bourne Woods and Frensham Ponds are nearby. 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. Farnham train station is within walking distance from the property and provides direct access to London Waterloo in approximately 1 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

