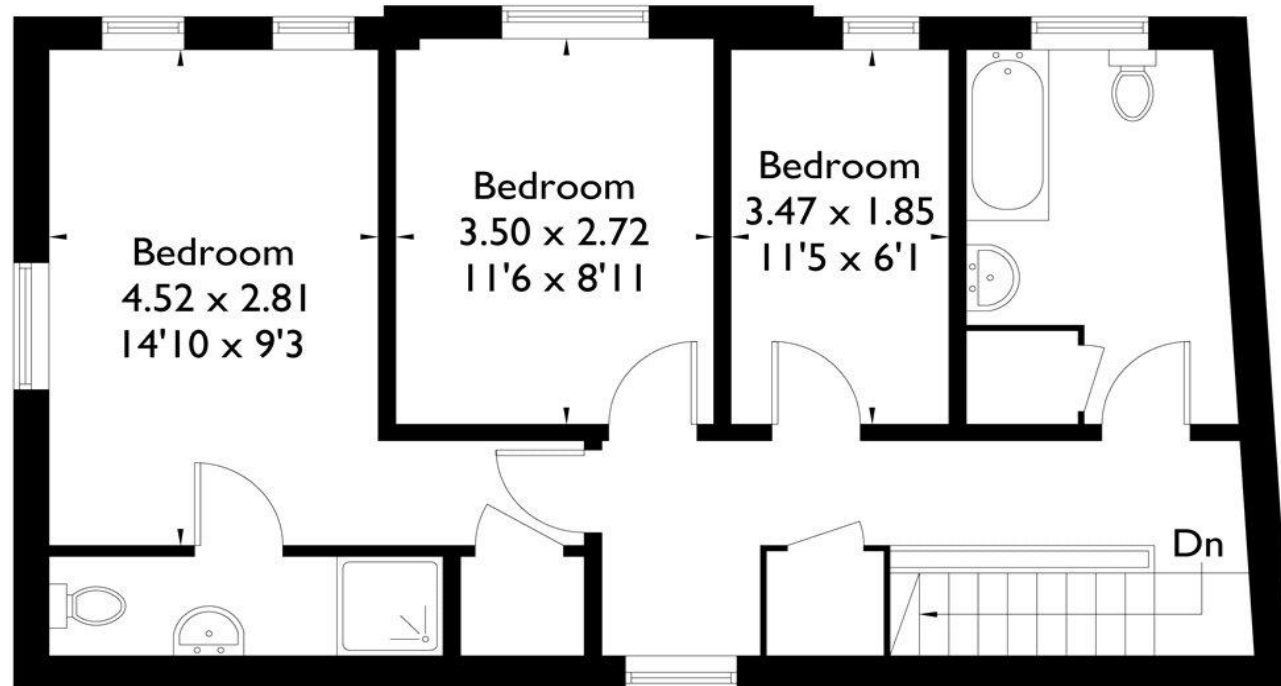
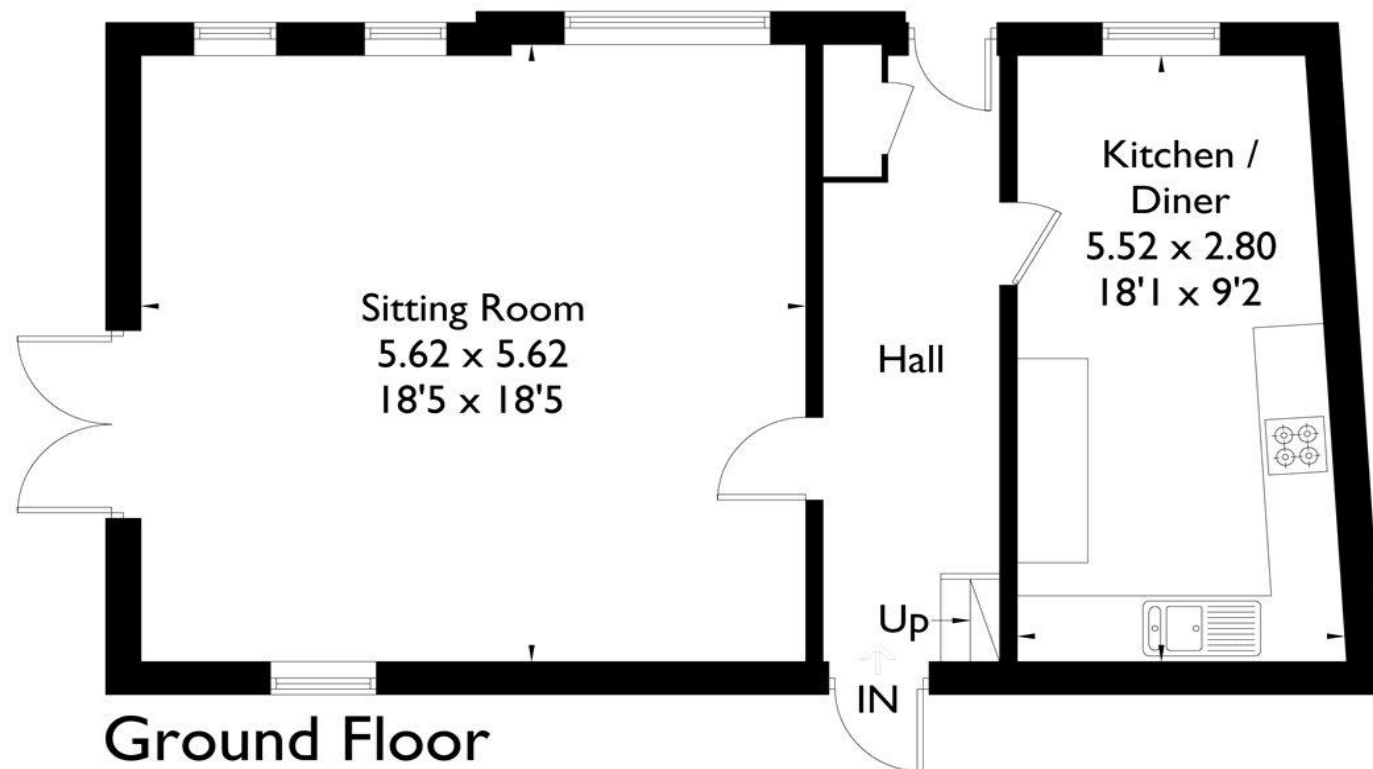


Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 210007

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



West Street, Farnham, Surrey, GU9

Guide Price £2,750 per month

A characterful and beautifully presented 3 bedroom house with garden and garage tucked away in a quiet location in the heart of central Farnham. Available from 20th August 2025. Unfurnished. EPC Rating D

Winkworth

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Winkworth



ACCOMMODATION

- Master Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Drawing/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Walled Garden, Patio Area and Separate Terrace
- Garage and Off-Street Parking space.

DESCRIPTION

On entering the property, the entrance hallway which is laid to wooden flooring, provides access to the principal reception rooms. The kitchen/breakfast room boasts a range of wooden floor and wall mounted units complimented with work surfaces over, a gas hob with extractor over, integrated oven and grill, integrated fridge freezer, washing machine and a dishwasher. The triple aspect drawing/ dining room also benefits from stunning arch shaped windows, wooden flooring and double doors which open out in to the beautiful patio area in the rear garden.

Stairs leading to the first floor feature a doorway to a delightful terrace (ideal for al fresco dining and entertaining). The staircase continues leading to the first floor. The master bedroom boasts a double aspect and an ensuite shower room. 2 further bedrooms and a family bathroom can also be found.

SERVICES

All mains connected

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C

OUTSIDE



The property is approached from a private no through road leading to a tucked away mews. A gate leads to the front garden which is mainly laid to lawn bordered with flower beds and pathway leading to the front door. A side gate provides access to the rear garden which is also laid to lawn with a patio area and a paved path leading to the rear of the garage and beyond to a secluded 'secret garden'. The garden is bordered with a brick wall offering a high degree of seclusion. The property further benefits from a garage and off street parking space for 1 car.

LOCATION

The property is situated in the centre of Farnham, on the south side of West Street in this convenient location. 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. 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.

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

