

West Mead, The Hart, Farnham, GU9

Approximate Area = 1030 sq ft / 95.6 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1189 sq ft / 110.6 sq m
For identification only - Not to scale



WEST MEAD, THE HART, FARNHAM, SURREY, GU9

Guide Price £575,000

A wonderfully spacious and rarely available three bedroom home with parking and garage, set within a highly sought after private development in the very heart of Farnham town centre.

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ACCOMMODATION

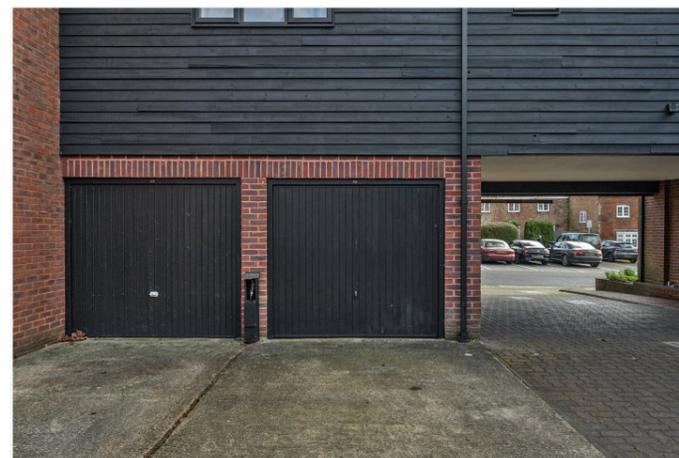
- Three Bedrooms
- Semi-detached
- Town centre location
- Garage and parking
- Private courtyard garden
- No onward chain

DESCRIPTION

This generously sized home in the town centre offers spacious living areas, three well proportioned bedrooms, parking and low maintenance outdoor space, with clear potential for modernisation throughout.

The ground floor comprises spacious entrance hall with a useful w/c and understairs storage. To the rear, the impressive sitting/family room spans the full width of the house, offering superb space for both living and dining areas. A full height glazed door opens directly onto the courtyard garden, creating a lovely connection between the indoor and outdoor spaces. The kitchen sits at the front of the property and provides an extensive run of cabinetry, excellent storage and clear scope for modernisation to suit individual tastes. Upstairs, the property continues to surprise with its generous proportions. The principal bedroom is exceptionally large and benefits from extensive fitted wardrobes. Sitting opposite are two further bedrooms, both well sized. The family bathroom is finished in classic white tiling and includes a full length bath with shower over.

Outside, the property enjoys a private, low maintenance courtyard garden, bordered by brick walling and mature planting. The space offers plenty of potential for landscaping, potted gardens or outdoor seating. To the front, the house benefits from driveway parking together with a single garage, ideal for further storage or secure parking.



LOCATION

The property is situated within the private West Mead development in the heart of Farnham town centre, just a very short and flat stroll to Waitrose, Lion and Lamb Yard and just 0.7 miles to the mainline station. Farnham is an historic 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, Reel Cinema (Brightwell's Yard) 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.

PROPERTY INFORMATION

Leasehold
 Years remaining: Approx. 108
 Service charge: £1590 p/a
 Ground rent: £78 p/a

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band E

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	76 C