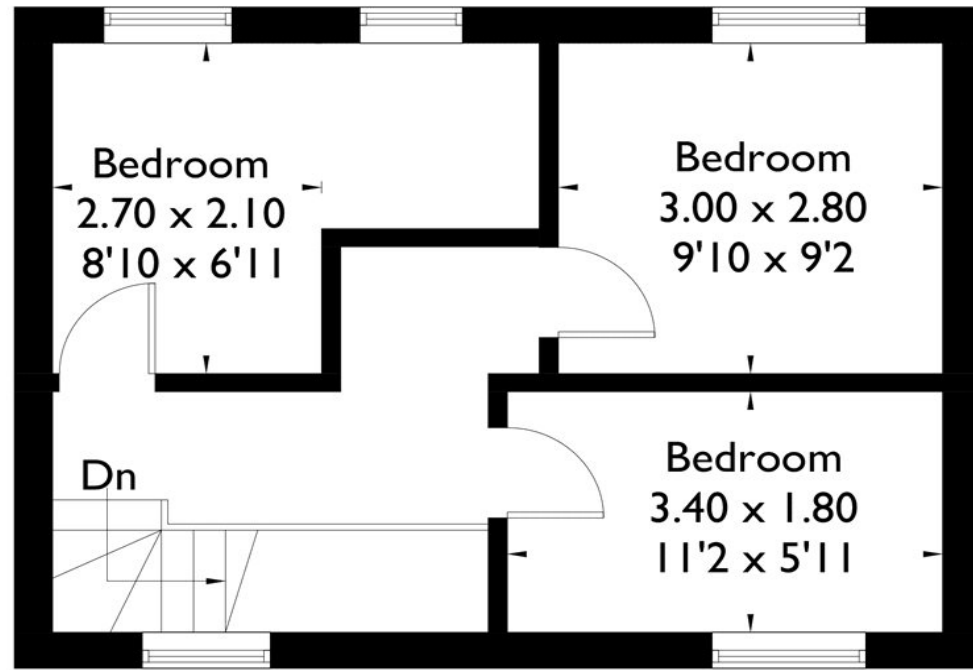
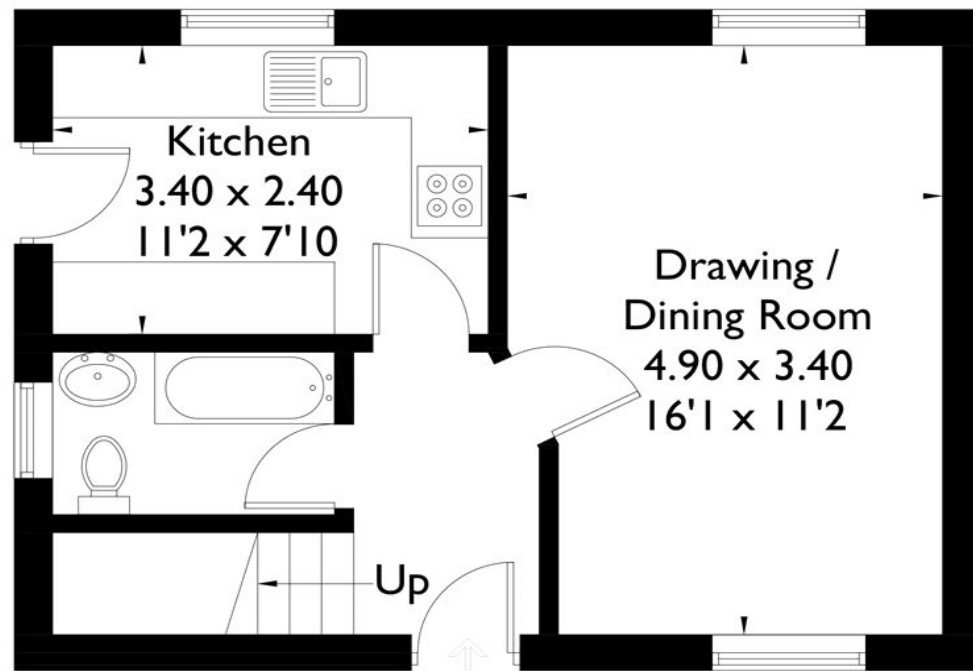


Approximate Gross Internal Area
70.4 sq m / 757 sq ft



First Floor



Ground Floor

Illustration for identification purposes only. Not to scale
Ref: 198835



Newcome Road, Farnham, Surrey, GU9

Offers in excess of £450,000

A well presented three bedroom semi-detached family home with gardens and off street parking in this popular residential area.

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Double aspect sitting/dining room
- Large wrap around garden
- Driveway
- Three double bedrooms
- Secluded plot
- No chain

DESCRIPTION

A well presented family home; front door enters into the entrance hall providing access to the spacious double aspect sitting/dining room which benefits from patio doors. The kitchen boasts integrated appliances, built in cooker, hob and extractor fan complete with modern units and worktops. Access to the rear garden can be found from the kitchen. The modern family bathroom is also located on the ground floor.

On the first floor there is a triple aspect principal bedroom and two further double bedrooms.

OUTSIDE

The property is approached via an entrance gate providing access to the front garden which is mostly laid to lawn and boasts a large patio, ideal for outside dining/entertaining. The rear garden is also laid to lawn and the patio provides access to off street parking via a rear gate. The property is bordered by wooden fencing and hedging giving a degree of seclusion.



LOCATION

Located in Weybourne, a small village on the outskirts of Farnham. The property is situated within walking distance to Rowhill Copse and local shops and amenities, including the Nuffield Health & Fitness Gym. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive Georgian architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing regular services to London Waterloo in approximately an hour. Alternatively, Aldershot station is also within easy reach and offers direct services to London Waterloo. 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

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	