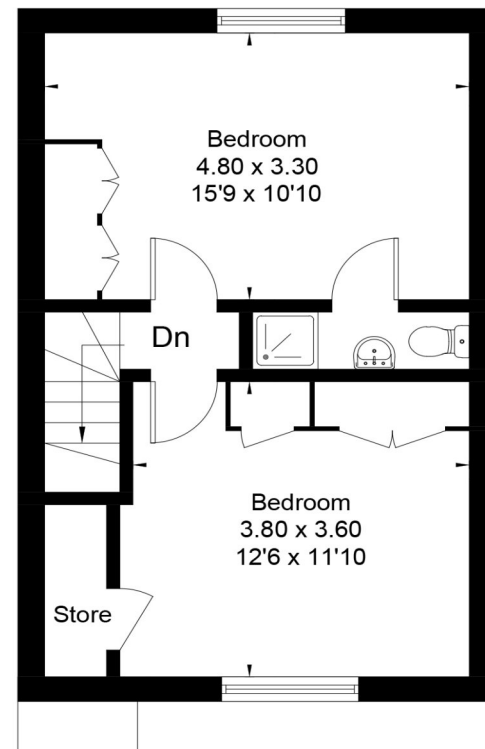
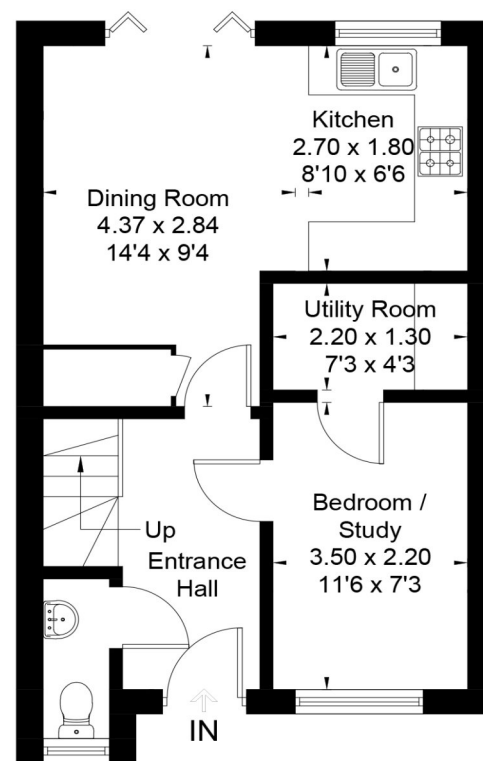


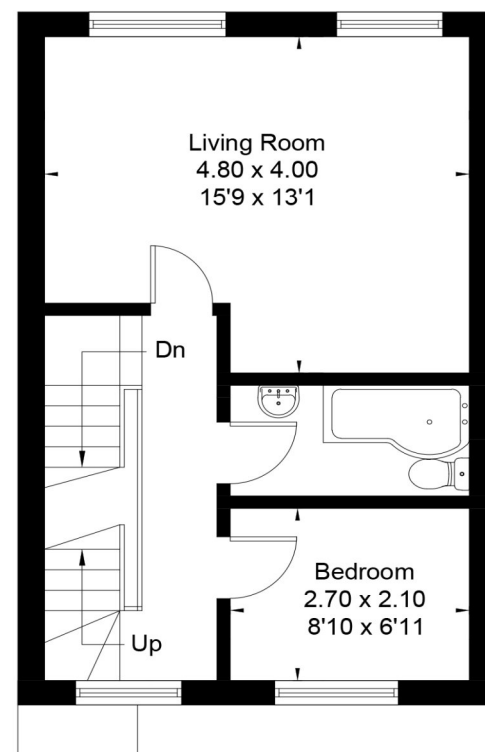
Approximate Floor Area = 114 sq m / 1227 sq ft



Second Floor



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 266740



Ferns Mead, Farnham, Surrey, GU9

Guide Price £500,000

A beautifully presented town house with off street parking in a central yet peaceful location. EPC Rating C (72)

Tel 01252 733042

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

Winkworth

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ACCOMMODATION

Master Bedroom with En Suite Shower Room, further double bedroom with fitted wardrobes, 3rd single bedroom, 4th Bedroom/Study, Family Bathroom, Sitting Room, Kitchen/Dining Room, Entrance Hall, Cloakroom, Garden, Off Street Parking.

DESCRIPTION

On entering the property into the entrance hall, one finds the stairs to first floor, door to study and door to Kitchen/ Dining room. The Kitchen/ Dining room is beautifully presented having been recently refurbished and there are contemporary bifolding doors opening out into the garden and underfloor heating. The kitchen area is fitted with stylish wall and base units, an integrated dishwasher and an electric oven, hob, integrated microwave and grill. There is a good sized study/fourth bedroom, leading into a utility room which could be converted into an en suite shower room if desired. The light and spacious sitting room is situated on the first floor. It is well proportioned and has views from its two windows over the garden. The master bedroom on the second floor is lovely and light and has a recently refitted en suite shower room. There are two further bedrooms which share the family bathroom with underfloor heating.

OUTSIDE

The property has an off street parking area at the front. The garden lies to the rear and can be accessed either through the house or via a pedestrian gate at the back of the garden. It is screened by wooden fencing and trellising on three sides, providing a good degree of seclusion. A large patio area for outside dining and entertaining overlooks a further terrace and gravel areas. There is also a useful timber storage shed.

LOCATION

The property is situated in a popular, modern residential development towards the south west fringes of the town centre, ideally situated to take



advantage of the many local amenities. The setting is peaceful and the property enjoys pleasant views over the neighbouring meadows.

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 and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library 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 one 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.

SERVICES

Mains gas, electricity, drainage and water.

LOCAL AUTHORITY

Waverley Borough Council, Farnham

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.

