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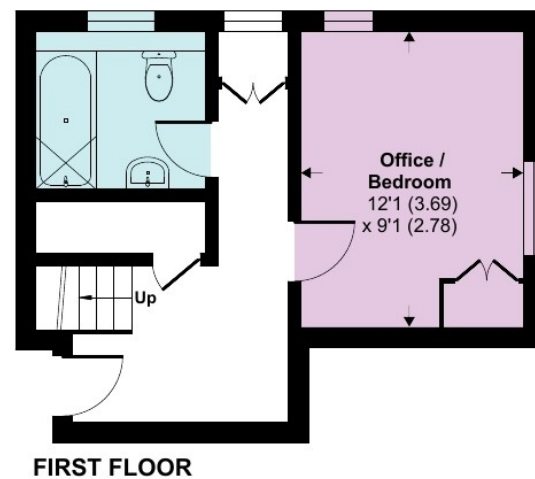
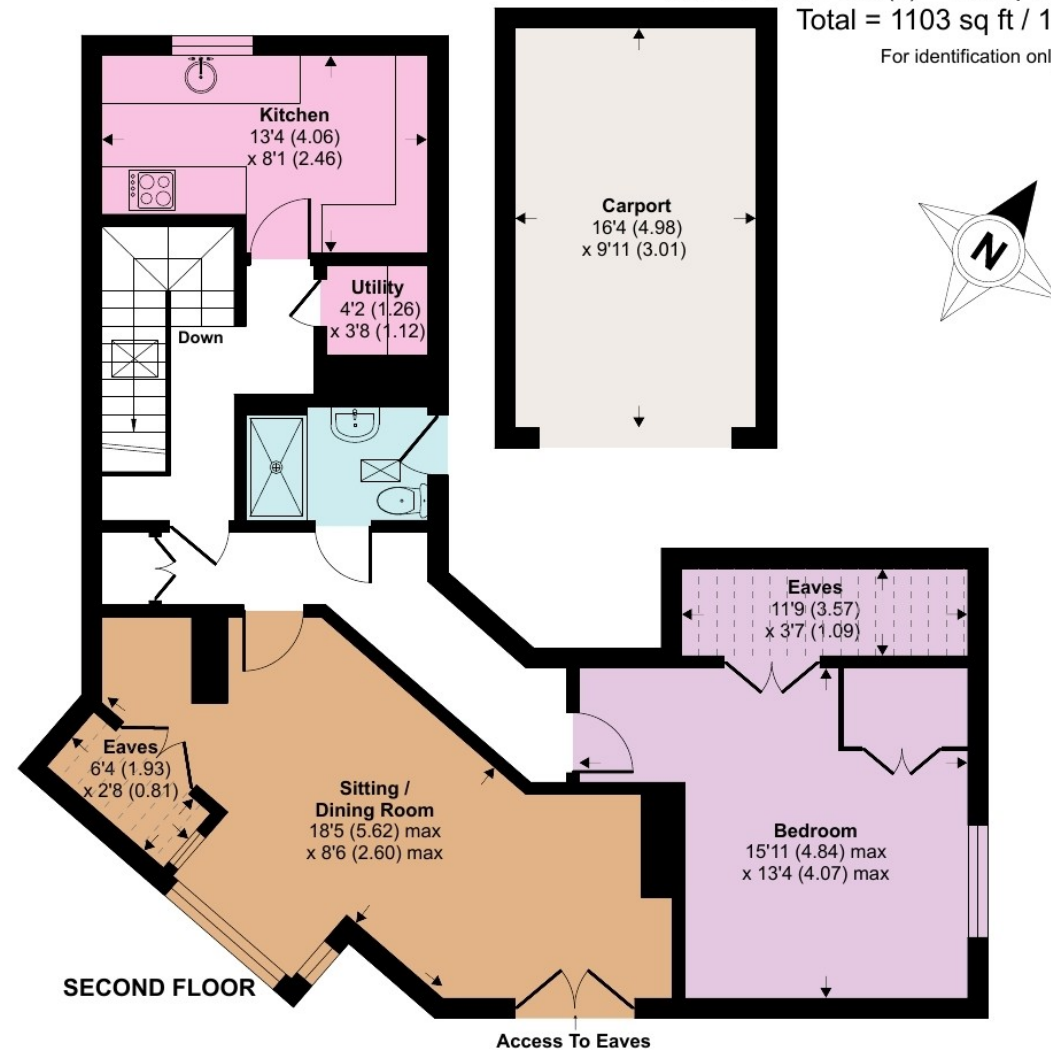
Shortheath Road, Farnham, GU9

Approximate Area = 1032 sq ft / 95.8 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Total = 1103 sq ft / 102.3 sq m

For identification only - Not to scale



SHORTHEATH ROAD, FARNHAM, SURREY, GU9

Offers in excess of £450,000

This split level apartment, with parking and private garden, is well presented throughout and comes to the market with no onward chain.

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ACCOMMODATION

- Charming property with abundance of character
- Share of Freehold
- Two storeys
- Two double bedrooms
- Two bathrooms
- 18’ sitting/ dining room
- Private garden
- Car port with parking for two vehicles
- No onward chain

DESCRIPTION

The charming building was originally built circa 1900 and is located in a popular position in South Farnham.

This unique apartment comprises an inviting entrance lobby and original stairs which leads to an open and light entrance landing, double bedroom with built in wardrobe and family bathroom.

The first floor comprises stunning 18ft sitting/ dining room with bay window and eaves storage, fully fitted kitchen, utility room, further double bedroom, shower room, storage cupboard and further eaves storage.

Outside there is a well maintained, enclosed private garden, carport with space for two vehicles.

Estate Management Charge: £500 per Annum



LOCATION

The property is situated in a highly popular and convenient location to the south of Farnham within a short level walk of the Ridgway shops offering a Tesco Express, bakery, butchers and Langhams recreation ground. There is an excellent choice of both state and private schools in the area including South Farnham School, Weydon Secondary School, Edgeborough, Frensham Heights and Barfield. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. There is a Sainsburys, Waitrose, Brightwells Yard development, Reel Cinema, DC Leisure Centre, David Lloyd Leisure Centre and Farnham’s historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. Communications are first class with the A31/A3 and mainline station providing links to London and the South Coast.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band D

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	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		