

# West Street GU9

Approximate Gross Internal Floor Area = 47.3 sq m / 509 sq ft

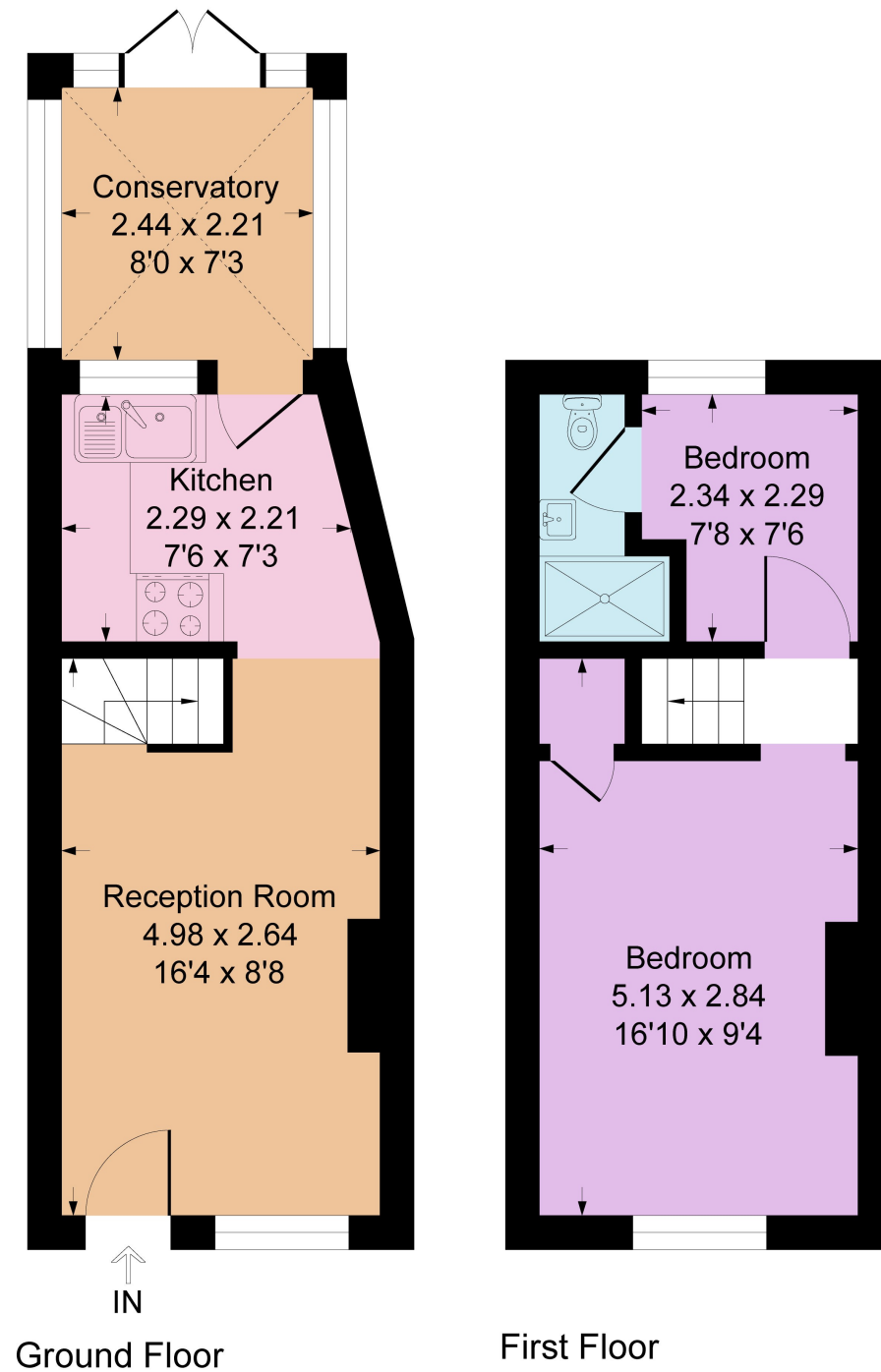


Illustration for identification purposes only, measurements are approximate, not to scale.



## WEST STREET, FARNHAM, SURREY, GU9

Guide Price £330,000

A town centre cottage, situated on West Street, within a short level walk of Waitrose and town amenities.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

- Highly desirable town centre location
- Character cottage
- Two bedrooms
- Private garden
- Close proximity to Waitrose
- No chain

**DESCRIPTION**

This character property provides excellent accommodation whilst retaining much of the original character and charm of the original building.

The accommodation comprises separate sitting room with wooden flooring, wood burning stove and character beams, fully fitted kitchen with access to adjoining conservatory with French doors to rear garden.

On the first floor there is a double bedroom, airing cupboard and single bedroom with en suite shower room.

Outside there is a rear garden with patio area, an area of lawn, a mixture of plants and shrubs and a garden shed.

**LOCATION**

The property is situated in the heart of Farnham town centre, located on West Street in an extremely sought-after and convenient location, being under 20 minutes' walk from the mainline station. 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 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.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham | Council Tax Band - C

**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.

