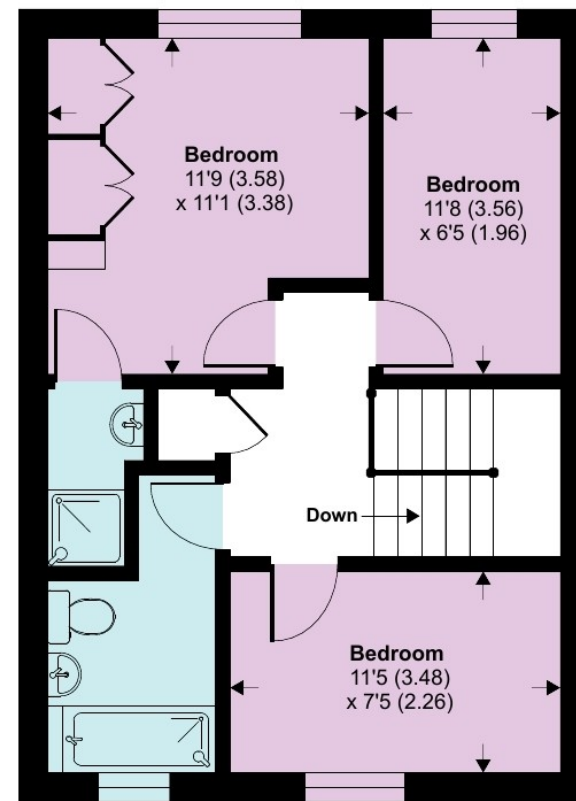
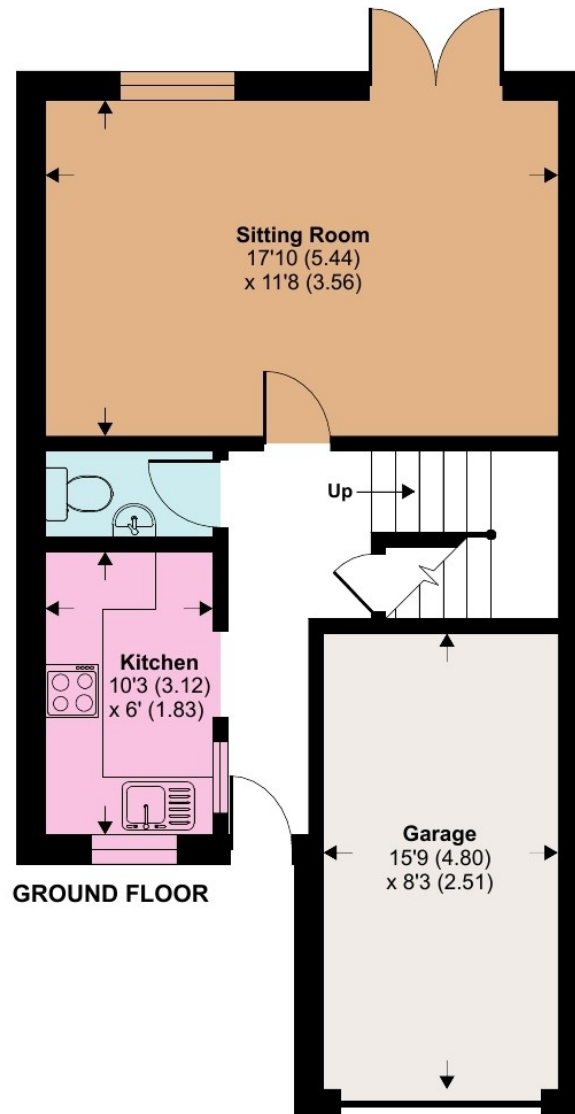


The Mulberries, Farnham, GU9

Approximate Area = 843 sq ft / 78.3 sq m
 Garage = 129 sq ft / 12 sq m
 Total = 972 sq ft / 90.3 sq m
 For identification only - Not to scale



THE MULBERRIES, FARNHAM, SURREY, GU9

OIEO £400,000

This well presented three bedroom house set in a popular residential area of Farnham, convenient to all amenities is offered with no onward chain.

Tel 01252 733042
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ACCOMMODATION

- Three Bedrooms
- Well presented throughout
- Contemporary kitchen
- Ensuite Shower room
- Downstairs cloakroom
- Driveway and garage
- No chain

DESCRIPTION

This well presented three bedroom house is located in a popular residential area of Farnham, just a short walk to amenities.

The ground floor comprises entrance hallway with WC and useful understairs storage cupboard. The wood floors of the hallway continue through the kitchen and living room. A modern fitted kitchen has a range of white gloss base and wall units. Appliances include a washing machine, electric oven, gas hob and fridge freezer. The living/dining room is light and spacious with French doors leading to the garden.

The first floor features a master bedroom with aspect over the garden, fitted wardrobes and ensuite shower room. There is a further double bedroom to the front of the property and a single bedroom that would make an ideal bedroom or home office.

Outside to the front is a neat front garden, driveway parking and garage. To the rear is a private, good sized garden with patio area, lawn and back gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

The Mulberries is situated between Farnham and Badshot Lea, to the east of Farnham with a variety of good local amenities including a village school, church and recreation ground with tennis courts. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. 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.

The property is conveniently located to access many of the area’s highly regarded government and private schools including William Cobbett, Barfield and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

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.