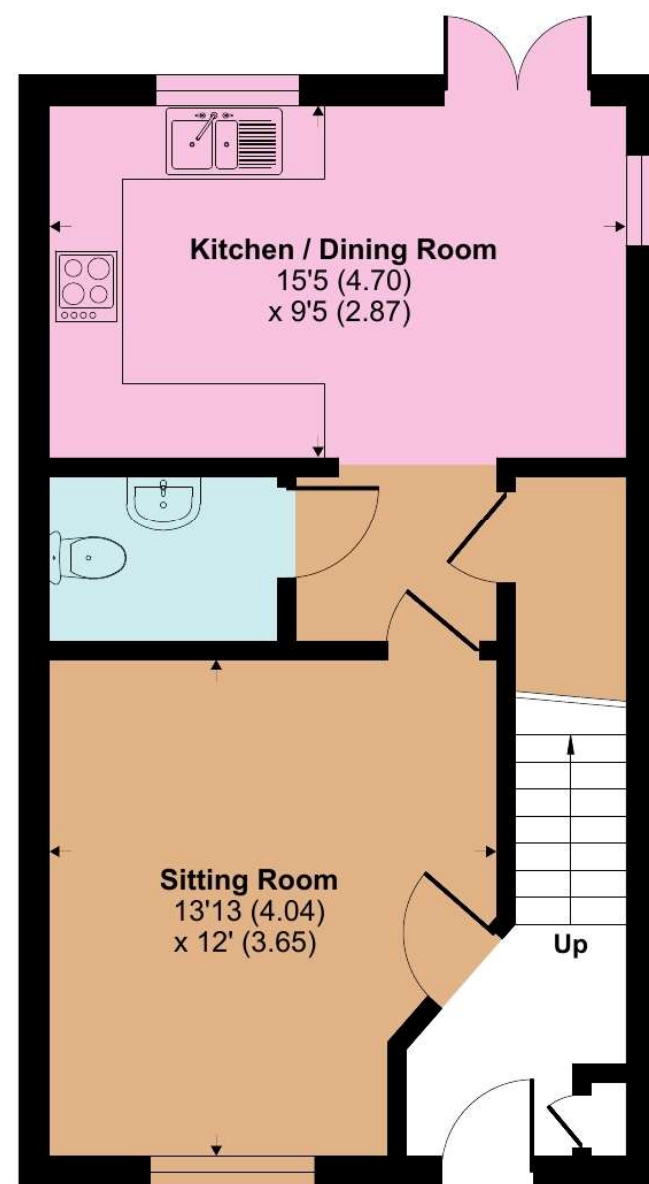




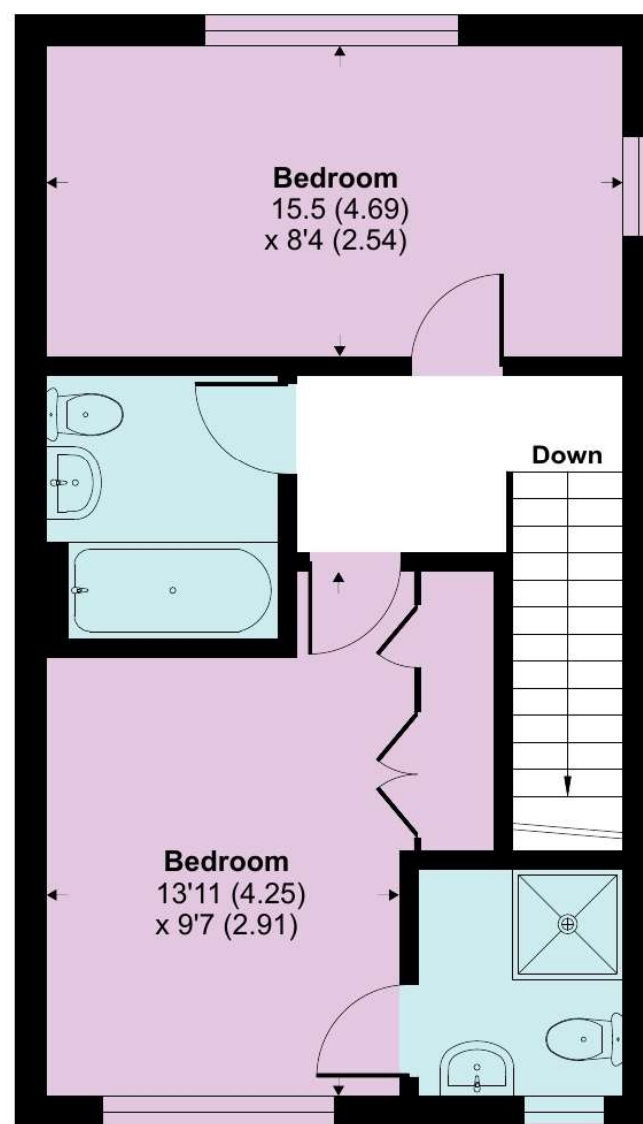
Cascade Way, Farnham, GU9

Approximate Area = 866 sq ft / 80.4 sq m

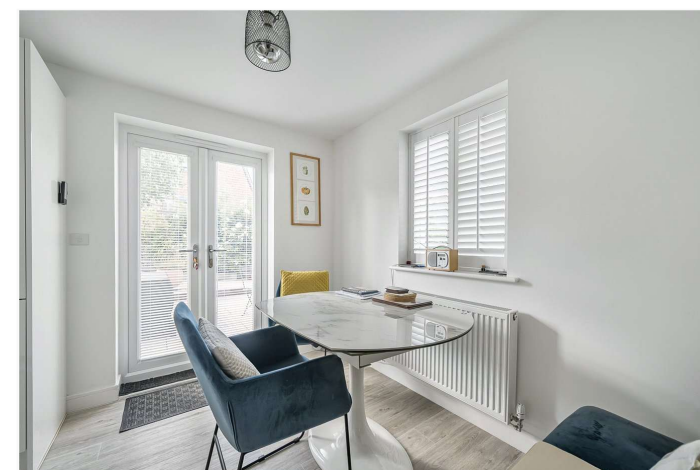
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



CASCADE WAY, FARNHAM, SURREY, GU9

Guide Price £475,000

A two double bedroom home built in 2019, presented in excellent condition, within immediate proximity to Farnham town centre.

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99 West Street, Farnham, GU9 7EN

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth

Winkworth

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99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Two double bedroom home
- Ensuite to principal bedroom
- Very well presented
- Private allocated parking
- Walking distance to Farnham town centre
- Private garden

DESCRIPTION

A well presented and modern two bedroom home, located in the heart of the town centre. Having been completed in 2019, this home still has circa 4 years left on the NHBC warranty.

The property comes to market in excellent condition and is positioned in a quiet cul de sac that is within walking distance of Farnham town.

Ground floor accommodation comprises inviting entrance hallway, large sitting room, fully fitted double aspect kitchen/breakfast room with integrated appliances and French doors to rear garden, under stairs storage and downstairs cloakroom.

Upstairs there is a principal bedroom with en suite shower room and built in wardrobes, a further double bedroom, family bathroom and spacious landing area.

Outside to the rear is a low maintenance paved private garden with shed and gate accessing the private parking area. The garden provides the next homeowner with a blank canvass.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet cul-de-sac, in an extremely sought-after and convenient location, being under 10 minutes' walk from Waitrose and only 1 mile 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. The property is also within catchment to some outstanding primary and secondary schools.

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 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.