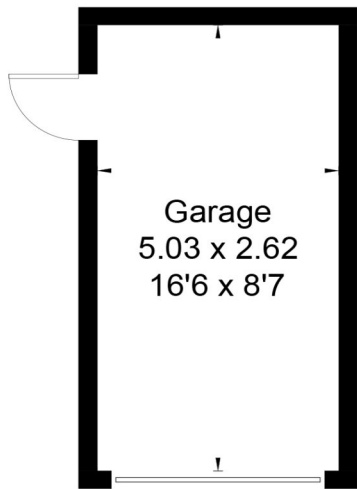
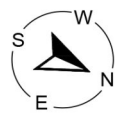
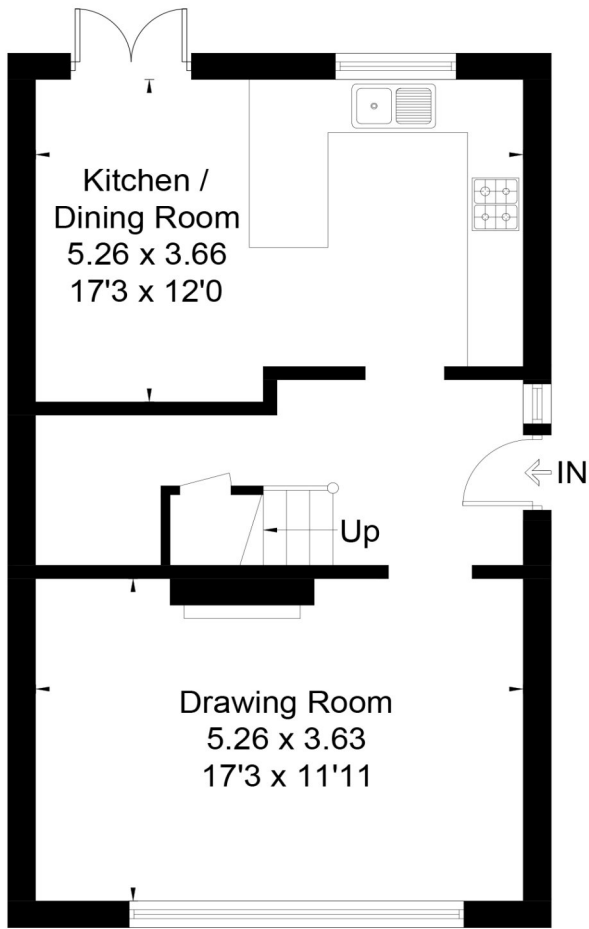


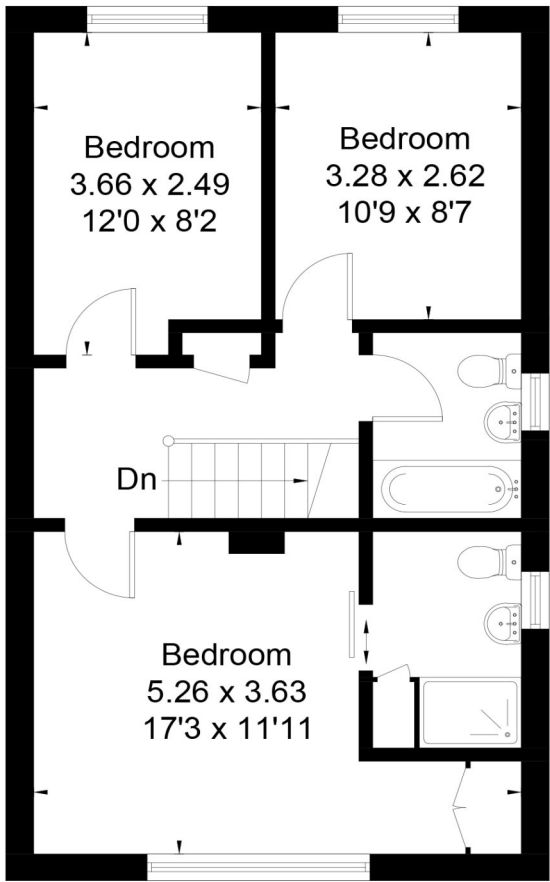
Approximate Floor Area = 98.8 sq m / 1064 sq ft  
Garage = 13.2 sq m / 143 sq ft  
Total = 112.1 sq m / 1207 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #92314

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



Edward Road, Farnham, Surrey, GU9

Guide Price £2,200 per month

Contemporary 3-bedroom 2-reception room semi-detached house in a popular South Farnham setting with well-maintained garden, off-street parking, and garage. This comfortable and spacious property offers a convenient location. Ideal for families or professionals. Available 3rd June 2025, Unfurnished

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99 West Street, Farnham, GU9 7EN





ACCOMMODATION

- 3 bedrooms
- 2 reception rooms
- Lovely garden
- Great location
- Short walk to shops and schools

DESCRIPTION

This modern semi-detached house in a popular South Farnham location offers three bedrooms and comes unfurnished. The property exudes comfort, convenience, and spaciousness, making it the ideal rental home. Well-maintained and homely, this property boasts a lovely garden, patio, off-street parking, and a garage. The location provides easy access to local amenities, schools, and transport links.

To the ground floor is a spacious entrance hall with parquet wood floors, so spacious it is almost a room in itself (the owner used it as an office). The parquet floor continues into the smart and bright living room. To the rear of the house is the semi open plan Kitchen/ Dining Room. The first floor offers a principal bedroom with ensuite shower room, two further bedrooms and a family bathroom.

OUTSIDE

The beautiful suntrap rear garden consists of patio adjoining the rear of the property and an area of lawn with a mature selection of trees and shrubs. To the right side of the house there is a detached garage with up and over door. At the front of the property there is lawned area with shrubs and a brick driveway to the right-hand side of the house.

SERVICES

Mains connected. Gas Central Heating.

LOCAL AUTHORITY

Waverley Borough Council, Farnham. Council Tax Band D



LOCATION

The property is situated in an attractive and popular residential road in the South Farnham area just off the Ridgway in good proximity to local shops, outstanding schooling and excellent network connections.

There is an excellent bakers, butchers, Tesco Express and wine shop nearby, with sports club and local recreational areas within striking distance. Beautiful nature areas of the Bourne Woods and Frensham Ponds are nearby. There are also a number of children's play parks, playgroups and outstanding schools within walking distance of the house.

Farnham's historic town centre is within a mile away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, cycling, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities and other specialist establishments.

Farnham train station is within walking distance from the property and provides direct access to London Waterloo in approximately 1 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.

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		