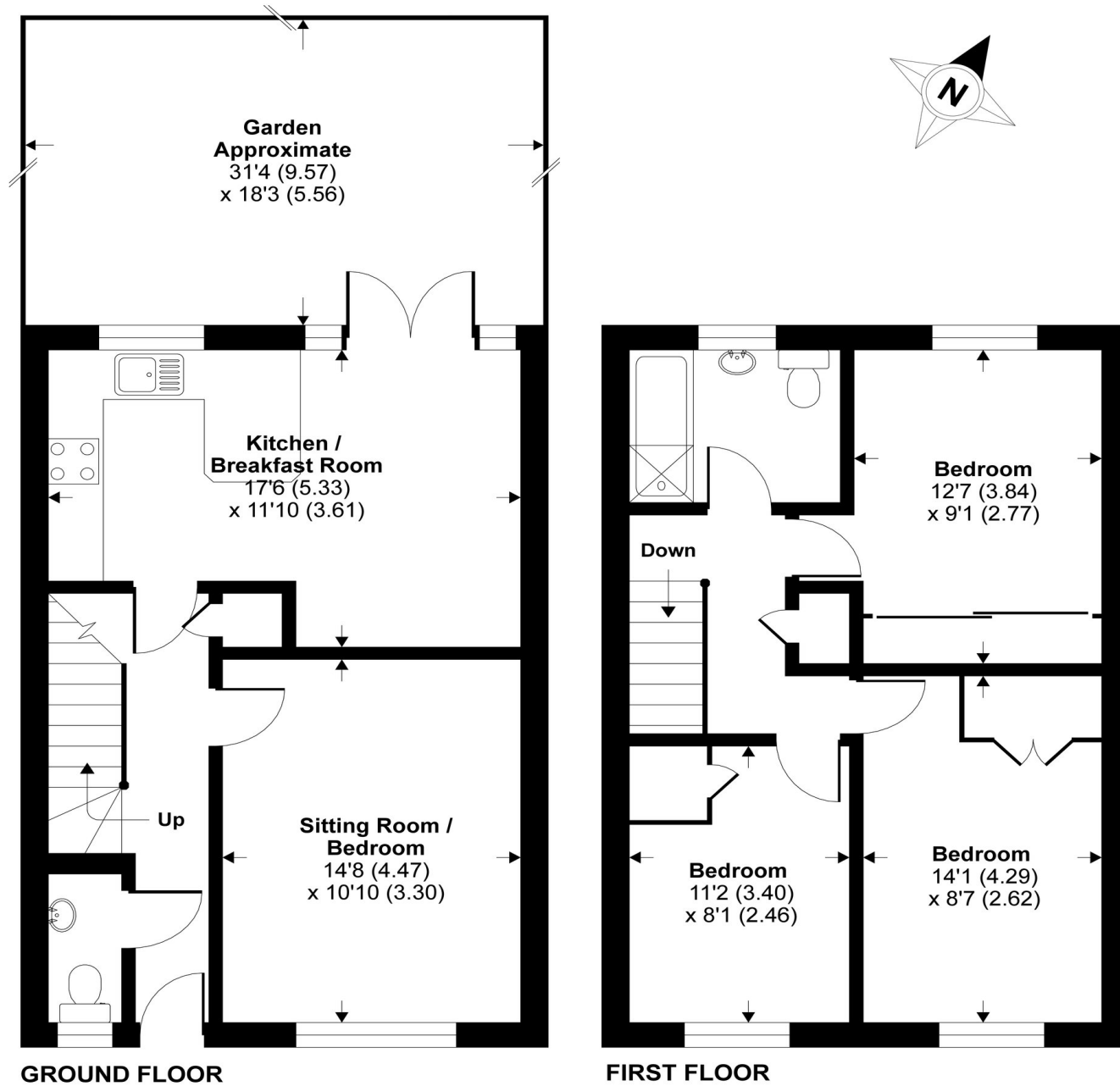



Eton Place, Farnham, GU9

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 788369

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Eton Place, Farnham, Surrey, GU9

Offers in excess of £300,000

This property has recently been fully modernised and comes to the market in excellent condition with no onward chain.

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ACCOMMODATION

- Open plan kitchen/breakfast room
- Four bedrooms
- Recently modernised
- Downstairs cloakroom
- Resident's communal parking nearby
- Private garden
- No onward chain

DESCRIPTION

This property has recently been fully modernised and comes to the market in excellent condition with no onward chain.

The property has been completely redecorated throughout and the property is accessed via a covered porch and ground floor comprises large entrance hallway, sitting room/bedroom, open plan kitchen/breakfast/family room with patio doors to rear garden, downstairs cloakroom and stairs to the first floor.

To the first floor there are three double bedrooms, all with built in wardrobes, a family bathroom and airing cupboard.

The property benefits from double glazing.

Outside there is a low maintenance private garden and there is a back gate that leads to the Resident's communal parking nearby.

LOCATION

Eton Place is located within the Sandy Hill Estate in North Farnham approximately 3.5 miles from The University of Creative Arts. The Stagecoach No 4 bus route connects with central Farnham and is a short walk from the bus stop to UCA. There is a Tesco's express is approximately 0.4 mile from the property.



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. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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

