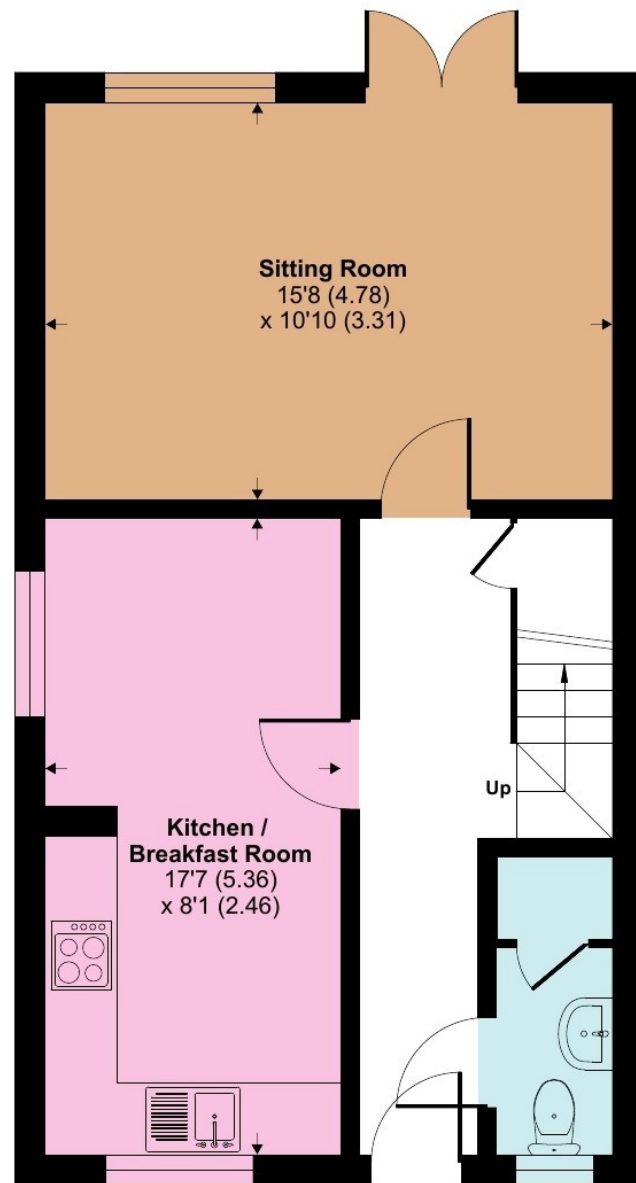


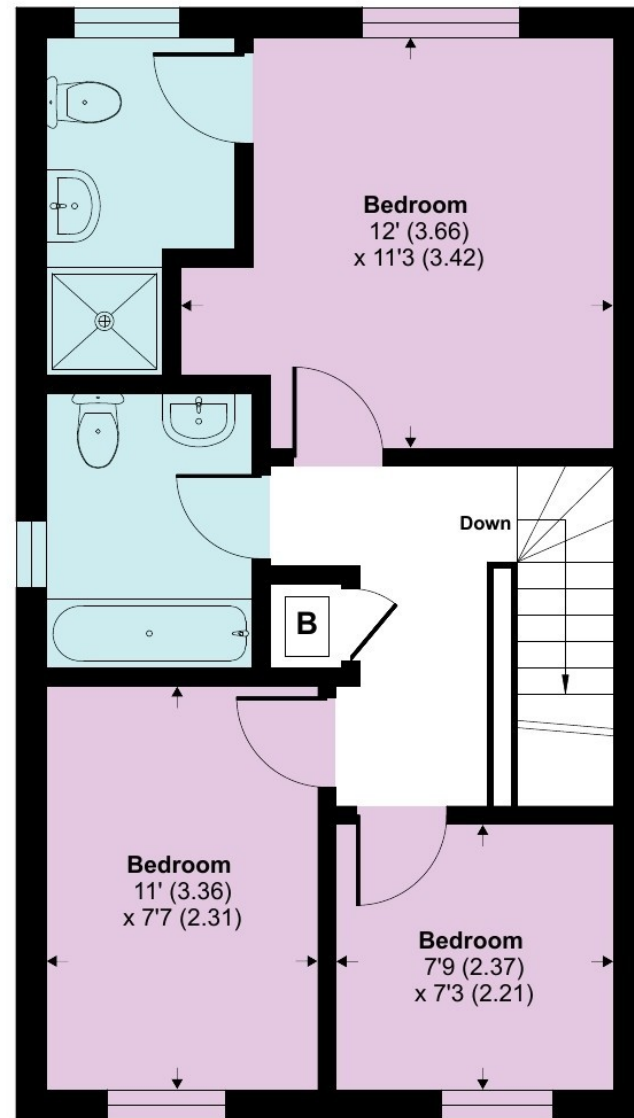
# Towns End Gardens, Farnham, GU9

Approximate Area = 914 sq ft / 84.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## TOWNS END GARDENS, FARNHAM, SURREY, GU9

Guide Price £475,000

Well presented home within close proximity to Farnham that comes to the market with no onward chain.

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

**Winkworth**

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**Winkworth**





**ACCOMMODATION**

- Modern kitchen/breakfast room with integrated appliances
- Spacious sitting/dining room with French doors
- Principal bedroom with en suite
- Two further good size bedrooms and family bathroom
- Level landscaped rear garden
- Driveway parking for two vehicles
- Built in 2017 with the remaining balance of the Premier Guarantee
- Within close proximity to local amenities
- No onward chain



**LOCATION**

This home is located in a quiet position just outside Farnham on the East Side with lovely walks close by including along the river valley to the ruins of Waverley Abbey. Farnham is recognised for its Castle, wide principal street and Georgian architecture and provides an excellent range of shopping, and cultural facilities, as well as a main line station (London, Waterloo in 55 minutes). Access to the A3 and A31 are close by, both providing access to the M25 and the national motorway network. There is easy access to a choice of highly rated schools including Edgeborough, Barfields, Moor House and Frensham Heights, all within a short drive from this location.

**LOCAL AUTHORITY**

Waverley Borough Council, Farnham I Council Tax Band D

**DESCRIPTION**

Built by Elsmore Homes in 2017, this modern semi-detached home is well presented throughout. The ground floor comprises inviting entrance hallway, fully integrated modern kitchen/breakfast room with Bosch appliances, induction hob, quartz worktops and seating area, open plan sitting/dining room with French doors to rear, downstairs cloakroom, understairs storage.

The first floor offers a principal bedroom with built in wardrobe and en suite shower room, further double bedroom, single bedroom, family bathroom and airing cupboard.

To the front of the house there is a tarmac driveway providing off road parking for two vehicles. There is pedestrian access to the rear garden via a side gate. The rear garden is enclosed by panel fencing and is mainly laid to lawn, with shrubs and plants at the borders. To the immediate rear of the house is a large patio ideal for entertaining and a garden shed.



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		

**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.