

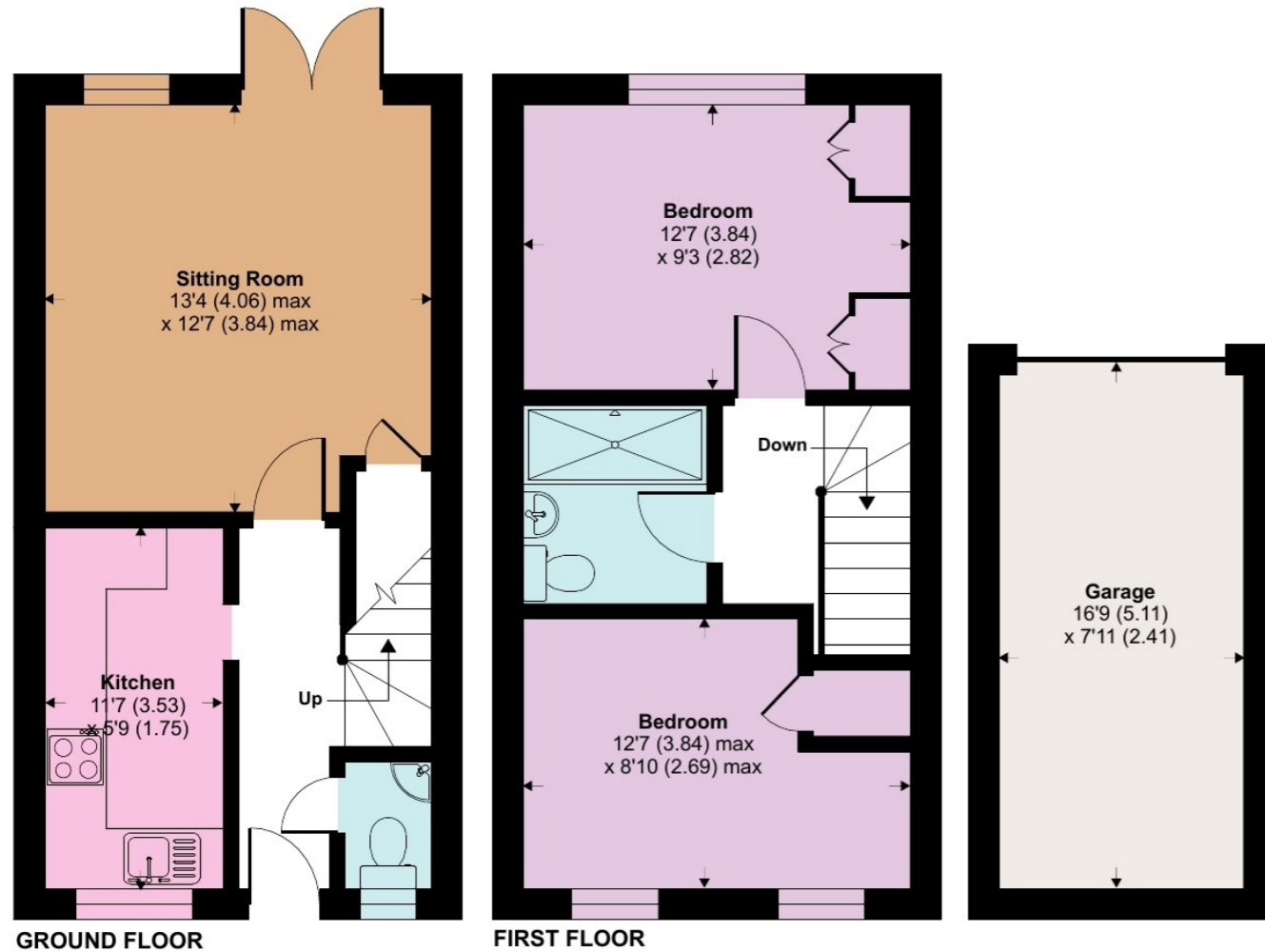
# Bardsley Drive, Farnham, GU9

Approximate Area = 650 sq ft / 60.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 784 sq ft / 72.8 sq m

For identification only - Not to scale



## Bardsley Drive, Farnham, Surrey, GU9

Guide Price £325,000

A very well presented, modern and spacious two bedroom property that is within walking distance of Farnham town centre and Weydon Academy.

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The Maltings Arts Centre, sports centre and main line station with services to Waterloo in under the hour. There are good road links to the A31 and A331 close by.

**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

**ACCOMMODATION**

- Well presented
- Kitchen
- Sitting room
- Two double bedrooms
- Beautiful garden
- Garage and two allocated parking spaces
- Walking distance to Farnham town and station
- Popular South Farnham location
- Catchment to Weydon Academy
- No chain



**DESCRIPTION**

The property is well presented throughout and comprises entrance hallway, large sitting room with French doors to garden, fully fitted kitchen with integrated appliances, downstairs cloakroom and understairs storage.

Upstairs on the first floor are two good sized double bedrooms, one with with built in wardrobe, family bathroom and airing cupboard.

Outside  
Externally, the rear garden is mainly flower beds. There is a gravel path with a wonderful array of shrubbery and bedding plants. To the side there is a garage with two allocated parking spaces.



**LOCATION**

The property is situated on the favoured south side of Farnham about 1.5 miles from the town centre and being within a short walk of Wrecclesham centre and Weydon School. Farnham offers shopping, numerous bars and restaurants. The town is also undergoing an exciting building programme, Brightwells Yard, which will provide a further shopping centre, eateries and socialising areas.

