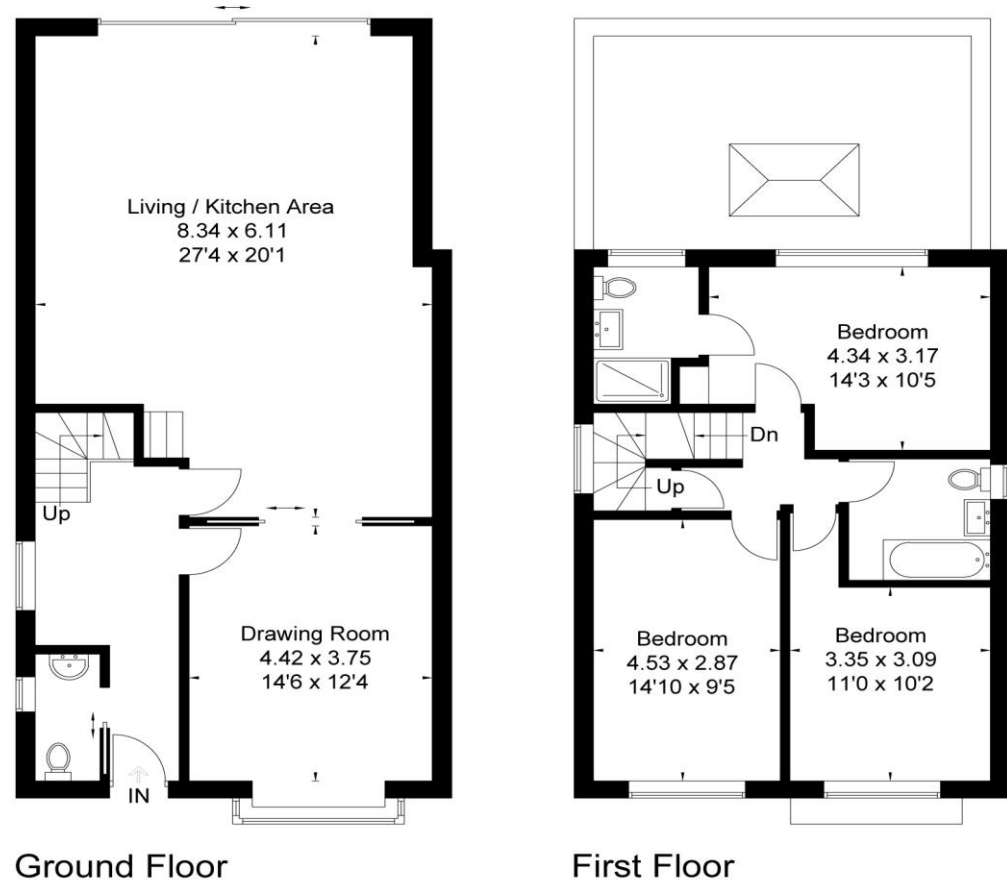
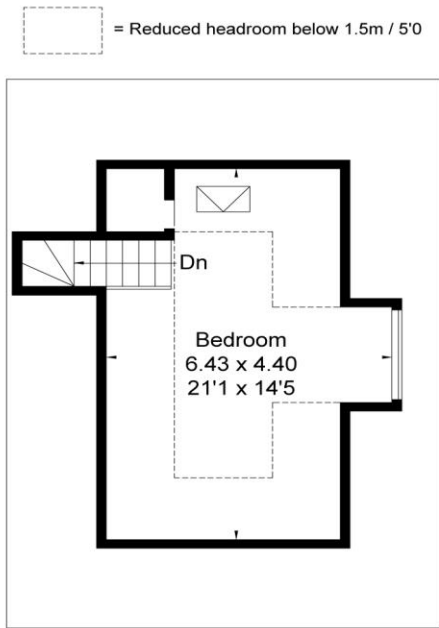


Approximate Gross Internal Area = 159 sq m / 1711 sq ft



FLOORPLANZ © 2014 0845 6344080 Ref: 132218

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Tel 01252 733042  
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99 West Street, Farnham, GU9 7EN

**Winkworth**



**Chestnut Avenue, Surrey, GU9**

**Guide Price £3,000 per month**

Stylish, open plan living! An exceptional opportunity to rent a modern 4-bedroom family home on this popular private road close to Weydon School. Available 7<sup>th</sup> August 2023. EPC Rating C (79)

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**Winkworth**

## ACCOMMODATION

Master Bedroom with En Suite, 3 Further Bedrooms, Family Bathroom, Kitchen Breakfast Family Room, Drawing Room, Cloakroom and off-street parking for 3 cars

## DESCRIPTION

Winkworth are proud to present to the rental market this attractive modern detached 4 bedroom home. Stunning features including bifolding doors to rear, light lantern, stylish kitchen with granite work surfaces, Karndean and carpeted flooring with under floor heating throughout the ground floor.

To the front of the house, there are 3 private off street parking spaces and a path leading to the front door. From the front door there is a spacious hallway with a cloakroom, understairs cupboard, stairs to the first floor and doors to the sitting room and kitchen/breakfast/family room. The stunning feature of the property is the stylish open plan 27' kitchen/breakfast/family room with bi-folding doors onto the patio, roof light/lantern set into the ceiling, fully integrated kitchen with granite work surfaces, cupboard for stacked washing machine & tumble dryer. There are double doors leading into the sitting room. Further to the kitchen area, there is space for a dining area and sitting/play area. On the first floor there is a master bedroom with an ensuite shower room, a family bathroom and two further bedrooms. There is a door to a staircase leading to the fourth bedroom on the second floor.

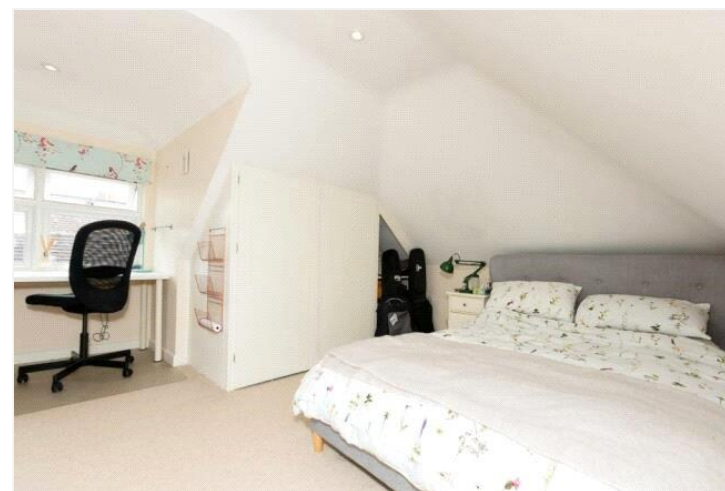
## OUTSIDE

To the rear is an accessible low maintenance paved patio garden (42' x 24'), with feature raised beds to the immediate rear of the house. The garden is surrounded by fencing with a wall at the end with raised borders behind stocked with mature laurels.

## LOCATION

The property is situated in a quiet private road in the heart of Wrecclesham, which forms part of the south western suburbs of Farnham. It is within a short walk of Weydon School and the Number 17 and 18 bus routes stop at the end of the road, giving access, to Farnham central and railway station, All Hallows school, Aldershot, Kingsley, Grayshott, Haslemere, Bordon, Rowledge etc. 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 one 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.

The property is conveniently located to access many of the area's highly regarded government and private schools including South Farnham, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.



## LOCAL AUTHORITY

Waverley Borough Council. Council Tax Band F

## SERVICES

All mains services are connected.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	