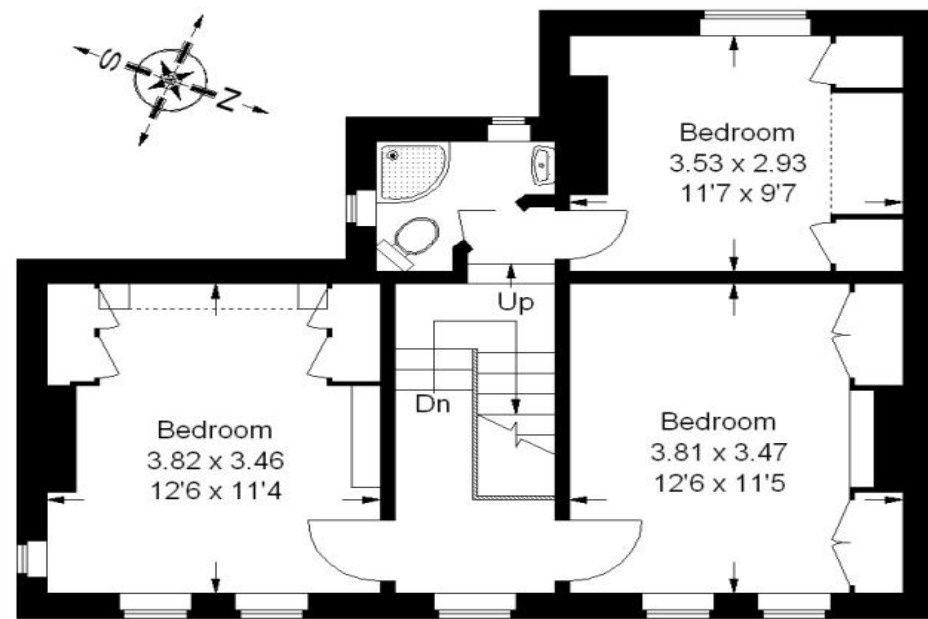


Long Garden Walk East, Farnham, GU9 7HX



First Floor



Ground Floor

FLOORPLANZ © 2010 01483755510 Ref 72752

This plan is for layout guidance only. 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.

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99 West Street, Farnham, GU9 7EN

Winkworth



Long Garden Walk East, Farnham, Surrey, GU9

Guide Price £2,100 per month

A delightful, 3 bedroom, double fronted character property situated in central Farnham, along a no-through road with private on street parking and an easy maintenance courtyard garden. Available December 2025.

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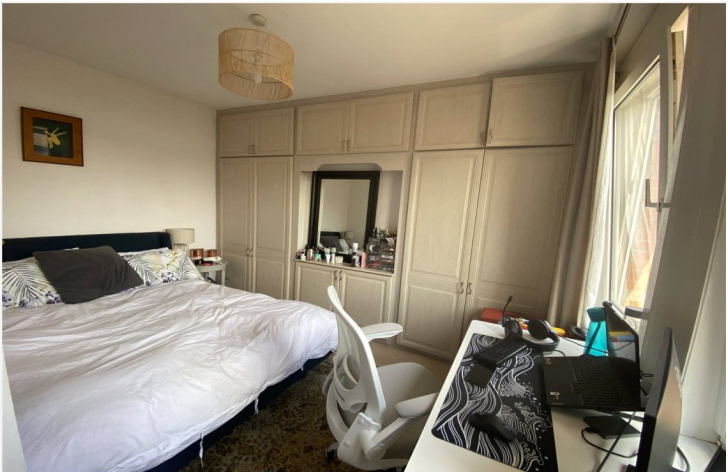


ACCOMMODATION

- Farnham Town Centre Location
- Three Double Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Garden
- Period Character
- Unfurnished
- Walking Distance to Schools, Shops and Station

DESCRIPTION

The property is a double-fronted character house with brick elevations under a tiled roof and accommodation arranged over two floors. On entering the property is a hall with doors leading to all downstairs rooms. The double aspect sitting room benefits from a gas fire with ornate mantle surround. There is a second gas fire in the dining area which leads straight into the kitchen. The kitchen area is fitted with matching floor and wall mounted units under granite work surfaces on a tiled floor. There is an integrated oven, microwave, five-ring gas hob and dishwasher. A utility area can be found towards the rear of the hall with a cupboard housing the hot water cylinder and a door to a downstairs bathroom. The bathroom is fully wall and floor tiled and is fitted with a white suite comprising of a bath with shower above, wash hand basin with cupboards beneath and low level WC. From the hall, stairs rise to the first floor landing off which are three bedrooms and a shower room. The shower room is again fully wall and floor tiled and is fitted with a white suite comprising of a corner WC, a corner shower cubicle and wash hand basin. All of the bedrooms benefit from built-in wardrobes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



OUTSIDE

The west facing courtyard garden lies to the rear. There is a brick built storage shed. The garden is paved with a variety of raised beds and is ideal for outside entertaining.

LOCATION

The property is situated in the heart of Farnham, tucked away from any busy main road in an extremely convenient location. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational 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.

SERVICES

Mains gas, electricity, water and drainage etc.

LOCAL AUTHORITY

Waverley Borough Council, Farnham, Band E

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.