

Wykeham Road, Farnham, GU9

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



WYKEHAM ROAD, FARNHAM, SURREY, GU9

Asking Price £575,000

A charming period home situated in this convenient central location, close to local amenities and moments from Farnham Park.

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ACCOMMODATION

- Central Farnham location
- Immediate proximity to Farnham Park
- Character Victorian cottage
- Three bedrooms
- Private garden
- En suite shower room
- Renovated throughout

DESCRIPTION

This attractive Victorian property in Farnham town centre is situated within a highly sought after road, within immediate proximity to Farnham Deer Park.

This beautifully decorated property is within a short walk to the town centre and comprises cosy sitting room with bay window, feature fireplace and wooden flooring, light and airy dining room with further feature fireplace and wooden flooring, understairs storage cupboard and door leading to the rear garden. The newly renovated kitchen has integrated appliances and ample shaker style storage cabinets. There is also a recently renovated bathroom with new slate roof and further storage.

Upstairs on the first floor, there are two large bedrooms with built in storage and feature fire place. On the top floor is a light principal bedroom with built in wardrobes and en suite shower room.

Outside to the rear there lies a good sized private paved garden with garden lighting and large shed at the rear. There is also a private gate at the back of the garden which gives you access to a pathway which leads to Farnham Park and Beaufort Road. At the front of the property there is a small walled garden with front gate and on road permit parking.



LOCATION

Wykeham Road is a quiet no through road set in the heart of Farnham town within a few yards of Farnham Park, and a very short walk to the town centre and about half a mile from the station. Farnham town centre offers a comprehensive range of amenities, including a Waitrose and Sainsbury's, a selection of branded and independent shops, restaurants and the Maltings arts centre, which offers theatre, film and crafts fairs. Brightwells Yard is a new shopping centre with cinema, restaurants, gym, town square and public gardens. There is a choice of golf courses in the area including Hankley, Hindhead and Farnham Sands and sports facilities are available at Farnham's Leisure centre and the David Lloyd Health Club.

The A31, A331 and A3 all provide swift access to the national motorway network. Farnham's mainline train station provides direct trains to Guildford (from 24 minutes) and London Waterloo (from 53 minutes).

There is a selection of schools in the area including, Potters Gate C of E Primary, St. Andrews C of E Infant, Weydon, Heath End, Edgeborough and Frensham Heights.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		