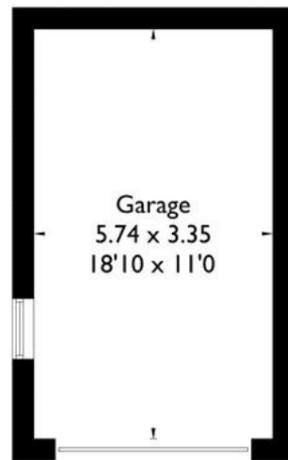
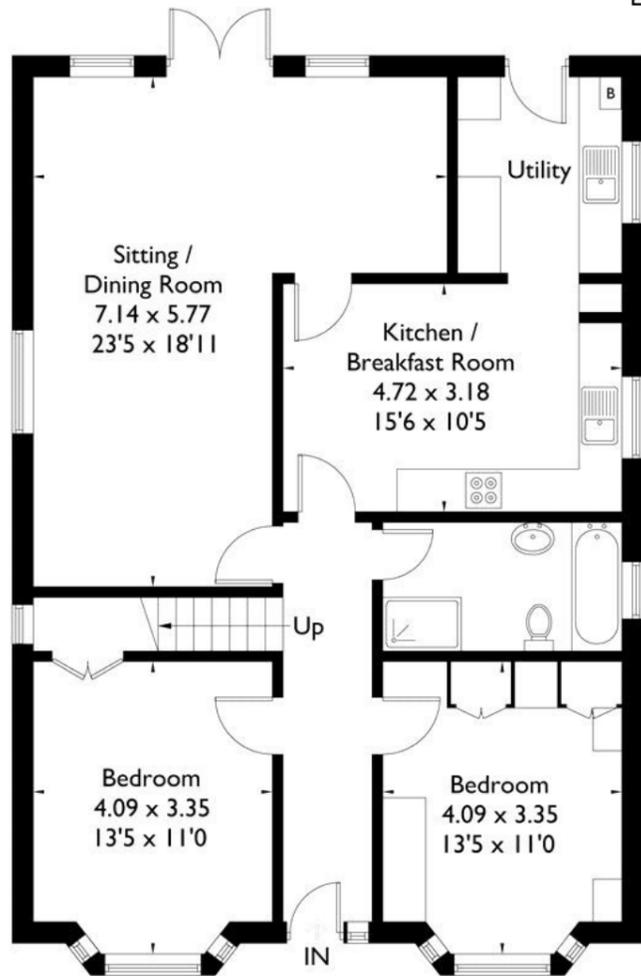


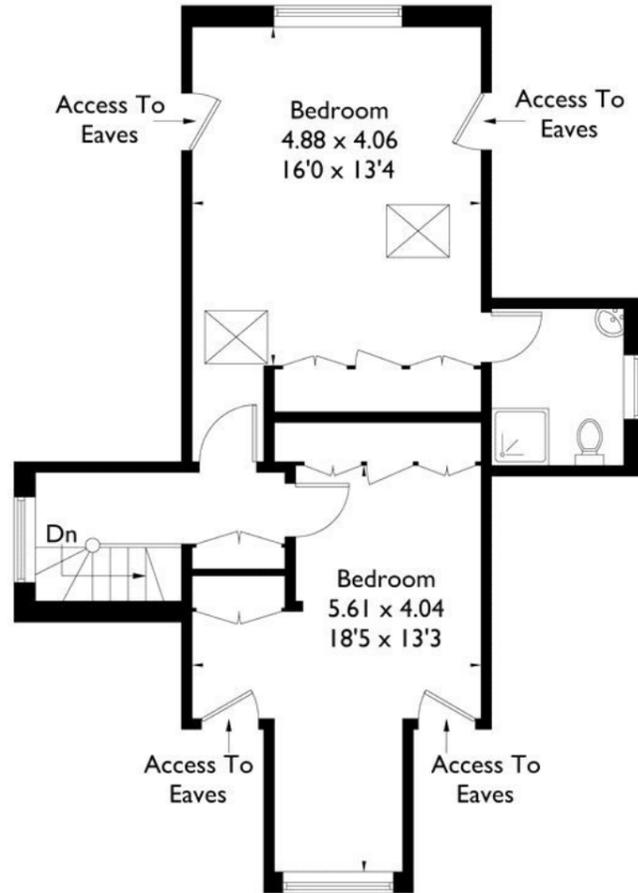
Approximate Gross Internal Area = 151.4 sq m / 1630 sq ft
 Garage = 19.3 sq m / 208 sq ft
 Total = 170.7 sq m / 1838 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Osborn Road, Farnham, GU9

Guide Price £729,000

A beautifully presented home situated close to Farnham Park and the town centre, in this quiet position away from the main roads. EPC Rating C (71)

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ACCOMMODATION

Master Bedroom with Ensuite Shower Room, 3 Further Double Bedrooms, Sitting/Dining Room, Kitchen/Breakfast Room, Family Bathroom, Utility Room, Garage, Carport, South Westerly Rear Garden, Off Street Parking

DESCRIPTION

A beautifully presented home that benefits from a stunning 23.5' double aspect sitting/dining room with double doors leading to the south westerly facing rear garden. The kitchen/breakfast room comprises of a range of floor and wall mounted units complimented with worktops over, electric hob with extractor over, double oven and microwave, integrated dishwasher and fridge, water softner and access to the utility room, where further plumbing is provided for utilities, further units and access to the rear can be found.

The property further benefits from a master bedroom with ensuite shower room and fitted wardrobes with stunning views over Farnham Park and 3 further double bedrooms, all with fitted wardrobes and a family bathroom.

OUTSIDE

The property is approached from a quiet no through road, double gates provide off street parking. Access to the detached garage and carport can also be found. The rear which is south westerly facing is mainly laid to lawn and offers a high degree of seclusion.



LOCATION

The property is situated in an extremely convenient location, close to the town centre and access to Farnham Park which measures 320 acres of medieval deer park, walkways for pedestrians and cyclists, a 9 hole golf course and panoramic views over Farnham. 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 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.

SERVICES Mains gas, electricity, water and drainage.

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

