

Hale Road, Farnham, GU9

Approximate Area = 1045 sq ft / 97 sq m
For identification only - Not to scale



HALE ROAD, FARNHAM, UNITED KINGDOM, GU9

Offers in excess of £575,000

A beautifully presented and spacious three bedroom semi-detached character family home within close proximity to Farnham Park and the town centre.

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ACCOMMODATION

- Victorian property
- Period features
- Two reception rooms
- Utility room
- Downstairs w/c and shower room
- Tastefully decorated
- Walking distance to Farnham Park and mainline station
- Private south easterly facing garden

DESCRIPTION

An attractive Victorian three bedroom semi-detached family home dating back to approximately 1890, offering beautifully presented spacious and versatile accommodation, retaining its charm and character.

Downstairs has oak flooring throughout and comprises light sitting room with feature fireplace, log burning stove and bay window, dining/family room with understairs storage and a further feature fireplace with log burning stove, fitted kitchen with ample storage cupboards with shaker style doors, integrated fridge freezer, Smeg range cooker and dishwasher. There is also a good sized utility room with storage and a downstairs shower and toilet.

Upstairs there is a large principal bedroom with original wooden flooring and a feature fireplace, a second double bedroom with built in storage, a third single bedroom with built in storage and a tastefully decorated family bathroom.



Outside to the front is a small courtyard area screened with a high hedge for privacy and side access that leads to the front door and back gate which takes you through to the rear garden. The private rear walled garden has a large patio area leading from the house and spacious lawn area. At the bottom of the garden is a further patio area with large shed.

LOCATION

The property is situated in an extremely convenient location, close to the town centre and access to Farnham Park, 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax band D

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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		