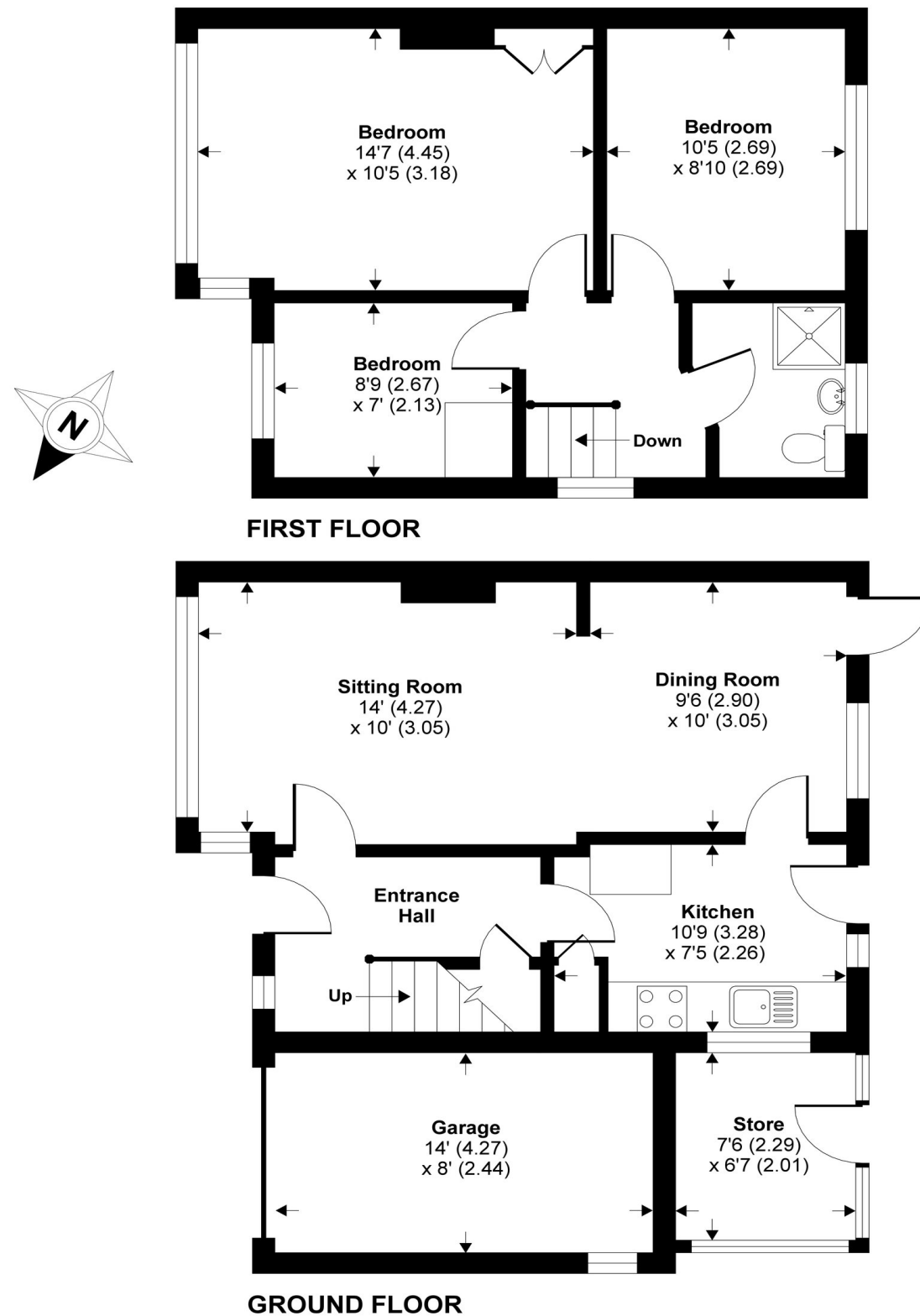


Woodside Road, Farnham, GU9

Approximate Area = 942 sq ft / 87.5 sq m (includes garage & exclude store)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 740689

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99 West Street, Farnham, GU9 7EN

Winkworth



Woodside Road, Farnham, Surrey, GU9

Guide Price £425,000

This semi-detached property offers scope for enlargement/improvement subject to obtaining the necessary consents. The house is offered to the market with no onward chain and is within close proximity of some excellent schools and Rowhills Nature Reserve.

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ACCOMMODATION

In need of modernisation

Residential road

Garage

Within a mile of Farnham Deer Park

No onward chain

Excellent schools and Rowhills Nature Reserve nearby

DESCRIPTION

This semi-detached property offers scope for enlargement/improvement subject to obtaining the necessary consents. The house is offered to the market with no onward chain and is within close proximity of some excellent schools and Rowhills Nature Reserve.

The house sits on a generous plot with very good frontage. Inside the property comprises large entrance hall, adjacent sitting room, dining room with door to garden, kitchen with fitted cupboards and door to garden, under stairs storage. Upstairs there are two double bedrooms, single bedroom and family bathroom.

Outside the property sits on a generous plot. To the front there is a driveway and large front lawn with side access. The rear garden is mainly laid to lawn and offers a great deal of privacy. To the right of the property there is a single garage.

LOCATION

Woodside Road is within one mile from Farnham Deer Park and there is also Rowhills Nature Reserve nearby. The property is close by to a mixture of good local shops, nurseries, schools and bus routes. Farnham and Aldershot town centres both offer excellent shopping facilities as well as the mainline stations providing the journey to London Waterloo within the hour. There is also good access to the A331 on the eastern edge of the town, which in turn links to the M3 and A31 for further regional links. A comprehensive range of retail facilities and services are available in the town centre of Aldershot. While the nearby towns of Camberley, Farnborough and Farnham provide further shopping, dining and entertaining delights. A high standard of education is provided too, with a number of Good and Outstanding Ofsted rated Primary and Secondary Schools.

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

