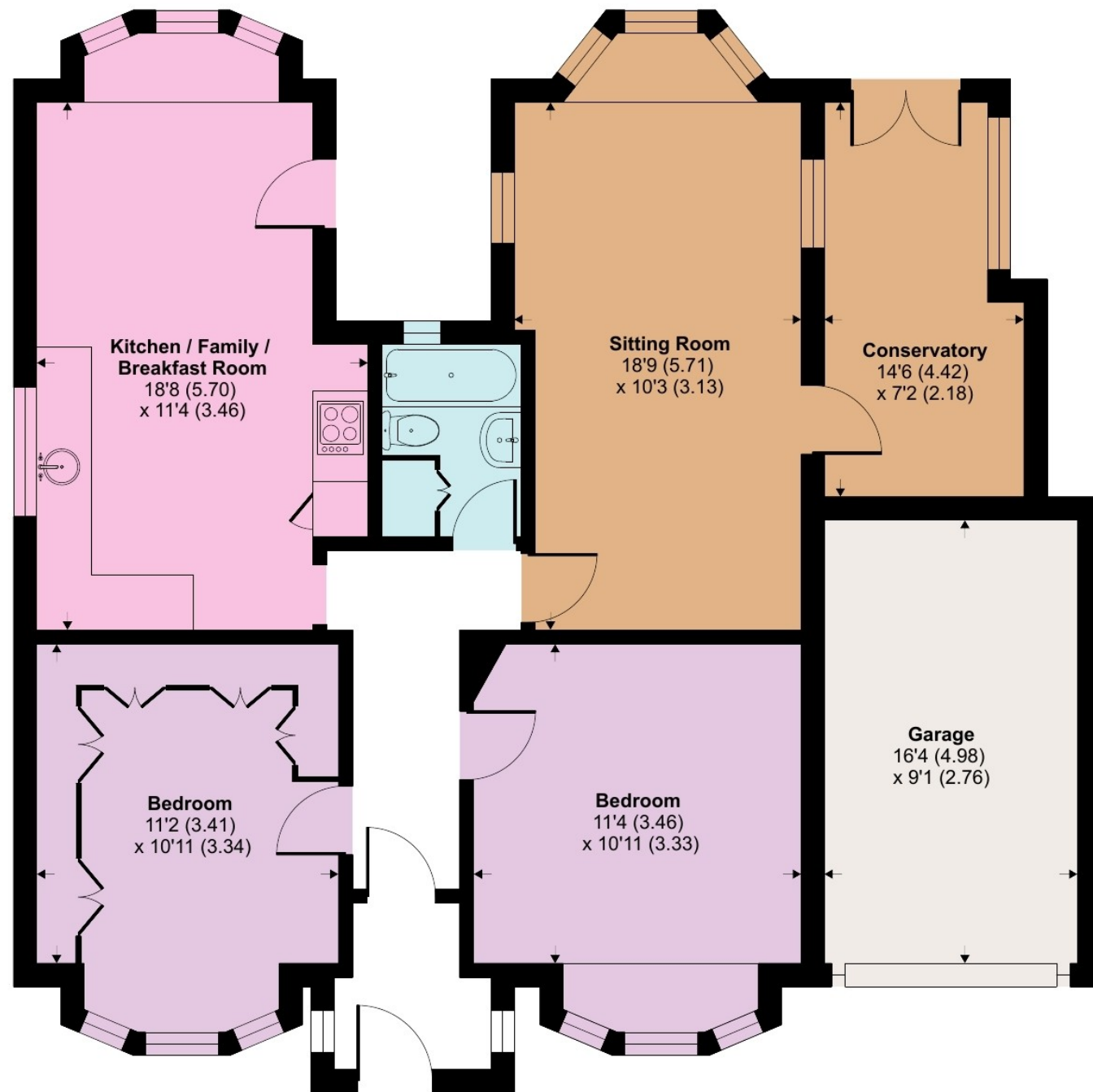


Larkfield Road, Farnham, GU9

Approximate Area = 962 sq ft / 89.3 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1105 sq ft / 102.5 sq m
 For identification only - Not to scale



GROUND FLOOR



LARKFIELD ROAD, FARNHAM, SURREY, GU9

OIEO £475,000

This bungalow requires full modernisation and has potential to extend (stpp), located in this popular prime Farnham area.

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ACCOMMODATION

- In need of modernisation
- Open plan kitchen/family/breakfast room
- Sitting room and conservatory
- Two double bedrooms
- Southerly facing garden
- Garage and driveway
- Prime location
- No onward chain

DESCRIPTION

This is a highly desirable bungalow in need of modernisation that is set within a beautiful secluded setting with far reaching countryside views and upmost privacy.



LOCATION

The property is located in a no-through, unmade lane, 0.8 miles from Farnham town centre which offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses, a wine bar, the new Brightwell's Yard development including a Reels Cinema. The area is surrounded by many miles of countryside for walking, riding and cycling.

It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. There are local good schools including Potters Gate Primary School and the outstanding Weydon Academy. 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | 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.

The property is tucked away in a no-through, unmade lane, only 0.8 miles from Farnham town centre.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises entrance hallway, open plan kitchen/family/breakfast room with door to patio, sitting room with bay window, conservatory with French doors to garden and family bathroom with airing cupboard.

There are two double bedrooms with bay windows (one with built in wardrobes).

Outside

The due south facing rear garden is most secluded and consists of an expanse of lawn with borders, established shrubs, small trees, large rear patio and there are far reaching views overlooking the nearby countryside. To the front of the property, there is a driveway, front lawn area and single garage.



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