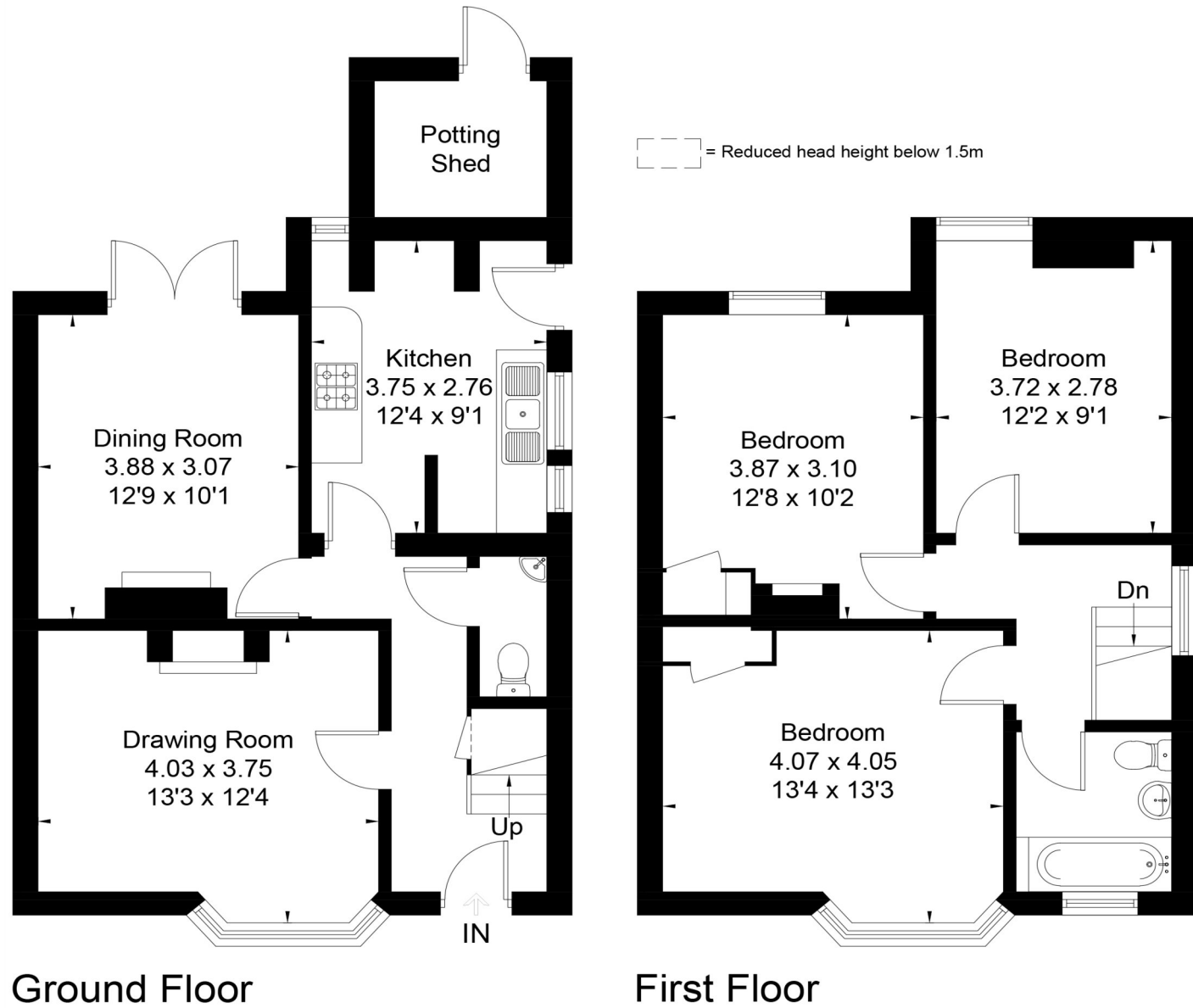


Approximate Area 97.2 sq m / 1046 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



Long Garden Walk, Farnham, GU9

Guide Price £650,000

A very rare opportunity to purchase this Victorian (1887) semi-detached property in this popular central Farnham location, with a stunning west facing garden, off street parking and a short level walk to Waitrose, Castle Street and the amenities beyond. EPC rating (E)

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ACCOMMODATION

Living Room, Dining Room, Kitchen, WC, Three Double Bedrooms, Family Bathroom, Garden, Storage / Out Building, Summer House, Driveway Parking

DESCRIPTION

This delightful Victorian semidetached family home offers lovely period features with off street parking and a delightful garden close to the centre of Farnham.

The property is approached via a path leading to the part glazed front door into the hallway and through to the bright and airy living room with feature beams and a period open fireplace with delightful built in shelving units either side of the chimney. The dining room offers a fireplace and French doors leading out to a patio and the garden which is ideal for outside entertaining. The dual aspect kitchen has a range of floor and eyelevel units, with an electric oven and space for a washing machine and fridge freezer and a door to the garden, WC.

Stairs lead to the first floor with a delightful feature window offering far reaching views towards Farnham Castle and allowing lots of natural light to flood in, family bathroom comprising of bath with shower over, basin and WC, the master bedroom has a feature bay window and a built-in wardrobe and there are two further double bedrooms.

The rear garden is laid mainly to lawn with mature trees and borders with a variety of plants and shrubs. A pathway leads to the far end of the garden through a feature arch. There is a summer house and an out building suitable for garden equipment.



LOCATION

The property is situated in the heart of Farnham town centre, tucked away from busy main roads in a quiet no through road and is an extremely sought-after and convenient location, being under 10 minutes' walk from the mainline station. 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 and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. 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.

SERVICES

Mains gas, electricity, water and drainage etc.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	