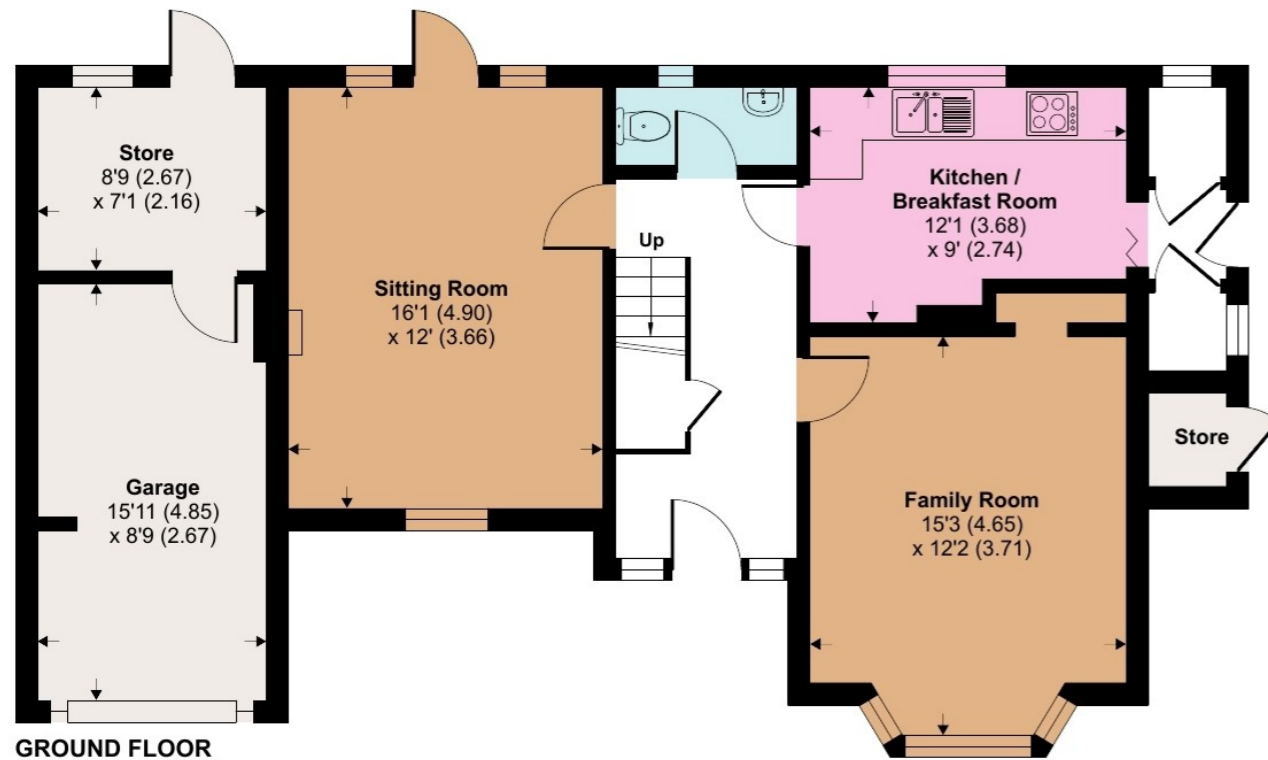
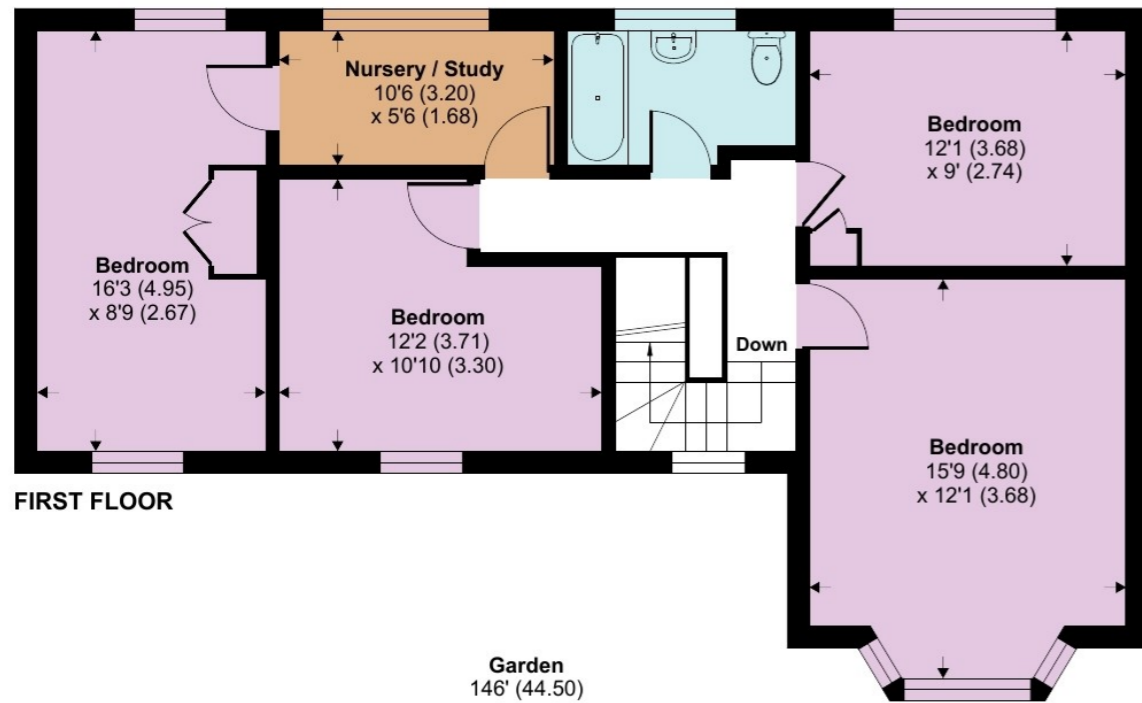


Broomleaf Road, Farnham, GU9

Approximate Area = 1425 sq ft / 132.3 sq m
 Garage = 205 sq ft / 19 sq m
 Outbuilding = 11 sq ft / 1 sq m
 Total = 1641 sq ft / 152.3 sq m
 For identification only - Not to scale



Broomleaf Road, Farnham, Surrey, GU9

Guide Price £1,250,000

1930s family home within walking distance to Farnham mainline station with planning permission for a substantial extension.

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ACCOMMODATION

- 1930s property with planning permission for substantial extension
- Two reception rooms
- Four double bedrooms
- Beautiful 146' garden
- Prime residential road
- Walking distance to Farnham mainline train station
- Planning Reference Link WA/2022/02644
- Close proximity to South Farnham School

DESCRIPTION

Approached via a large driveway, this 1930's property comes to the market with a secluded 146' garden. In addition there is full planning for permission for a two storey extension including open plan kitchen/breakfast room, utility room, two double bedrooms (one with en suite). Planning Reference Link WA/2022/02644

This family home offers close proximity to Farnham train station and is only moments away from South Farnham School.

Upon entering, there is an inviting entrance hallway, leading to fully fitted kitchen/breakfast room with pantry and store room, family room with bay window, sitting room with feature fireplace, downstairs cloakroom. There is also a single garage and large store room.

To the first floor, there is an impressive principal bedroom with bay window, two further double bedrooms, single bedroom, nursery/study and family bathroom.

Outside
The property sits back from the road with a large driveway providing ample parking for several cars, with access to the single garage. The



flat rear garden is well screened and mainly laid to lawn. There is a wonderful array of bedding plants, shrubbery, small trees, vegetable patch, greenhouse and patio area and the garden extends 146'.

LOCATION

Broomleaf Road is one of Farnham's central prime roads and the property is within 0.4 miles of Farnham mainline rain station with direct access to London Waterloo. There are close by amenities such as convenience store, Lost Boy bar/restaurant, Gostrey Meadow Park and a great selection of further shops and restaurants. The area is renowned for its good schools and is close by to the much sought after South Farnham School, St. Polycarp's Catholic primary School and Weydon Academy as well as an excellent choice of private schools including Frensham Heights, More House and Edgeborough Prep School. 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.

The Georgian town of Farnham offers an excellent choice of pubs, bars and restaurants including Bills, Côte, The Gigging Squid, The Castle Inn & Zizzi, along with an extensive range of high street, independent shopping and recreational facilities, including a leisure centre, David Lloyd centre and various golf courses.

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		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	