

Greenhill Way, Farnham, GU9

Approximate Area = 1302 sq ft / 120.9 sq m (includes garage)

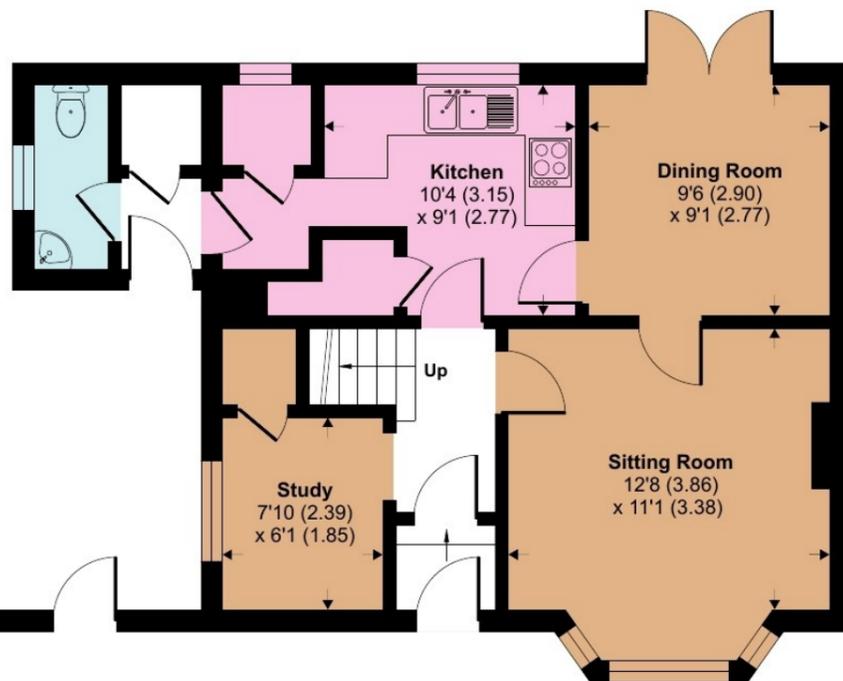
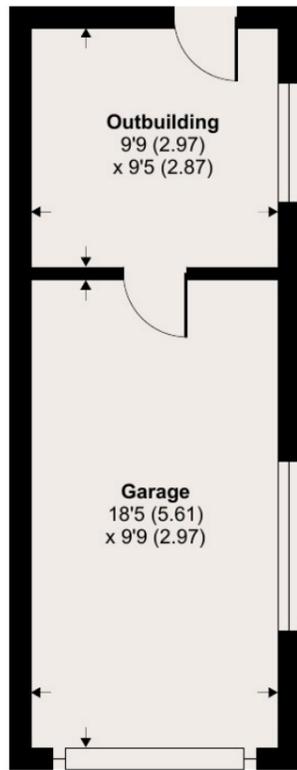
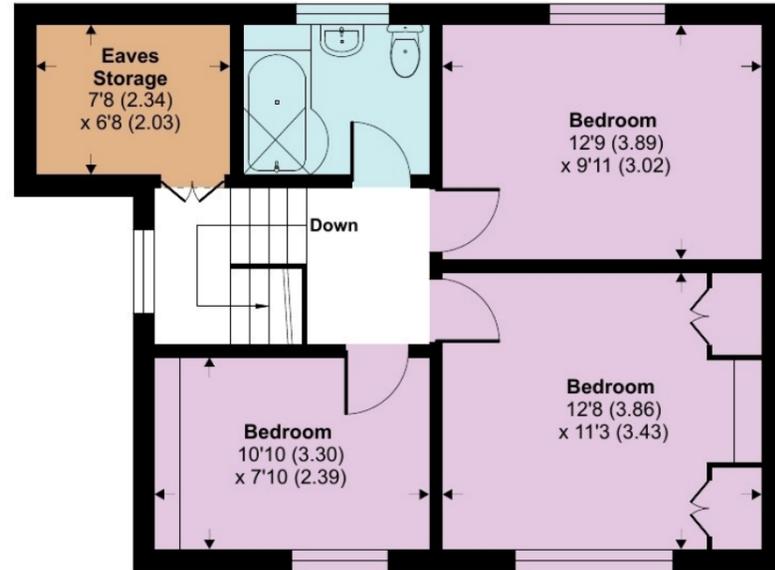
Limited Use Area(s) = 57 sq ft / 5.2 sq m

Total = 1359 sq ft / 126.2 sq m

For identification only - Not to scale



Denotes restricted head height



GREENHILL WAY, FARNHAM, SURREY, GU9

Guide Price £685,000

Situated only 0.4 miles from Weydon Academy, this well presented family home comes to the market with no onward chain.

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ACCOMMODATION

- Prime South Farnham location
- Three reception rooms
- Three double bedrooms
- Gated driveway and garage
- South westerly facing garden
- Outbuilding
- Walking distance to shops
- 0.4 miles to Weydon Academy
- No onward chain

DESCRIPTION

Approached via a gated and brick paved driveway, this well presented semi detached family home comes to the market with no onward chain and has the benefit of three double bedrooms.

This lovely family home offers spacious living that is located within a popular area of South Farnham, only moments away from shops and amenities and only 0.4 miles from Weydon Academy.

The property has a wide plot and there is further scope to extend (stpp).

Upon entering, there is a large entrance hallway, large sitting room with bay window, dining room with French doors to garden, recently modernised kitchen/breakfast room with adjoining utility area, pantry, storage cupboard and downstairs cloakroom, backdoor to courtyard and study.

To the first floor, there are three double bedrooms, one with built in wardrobes, family bathroom, large landing area and eaves storage.



Outside

The property sits back from the road and has a gated brick paved driveway providing parking for several cars. There is a front garden mainly laid to lawn with bedding plants and it is enclosed by mature hedging. Towards the rear of the property there is a level garden that is mainly laid to lawn, is well screened on all sides providing upmost privacy and faces south westerly in direction. There is a large courtyard area, single garage and access to outbuilding.

LOCATION

Greenhill Way is a popular South Farnham residential road and the property is within walking distance to village shops including a butchers, Tesco Express, Loaf, wine shop and Bat & Ball Freehouse. Farnham town centre is 1.5 miles away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities including Weydon School and other specialist establishments. Farnham railway station is within walking distance with links to London Waterloo in around an hour.

LOCAL AUTHORITY

Waverley Borough Council, Godalming 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	