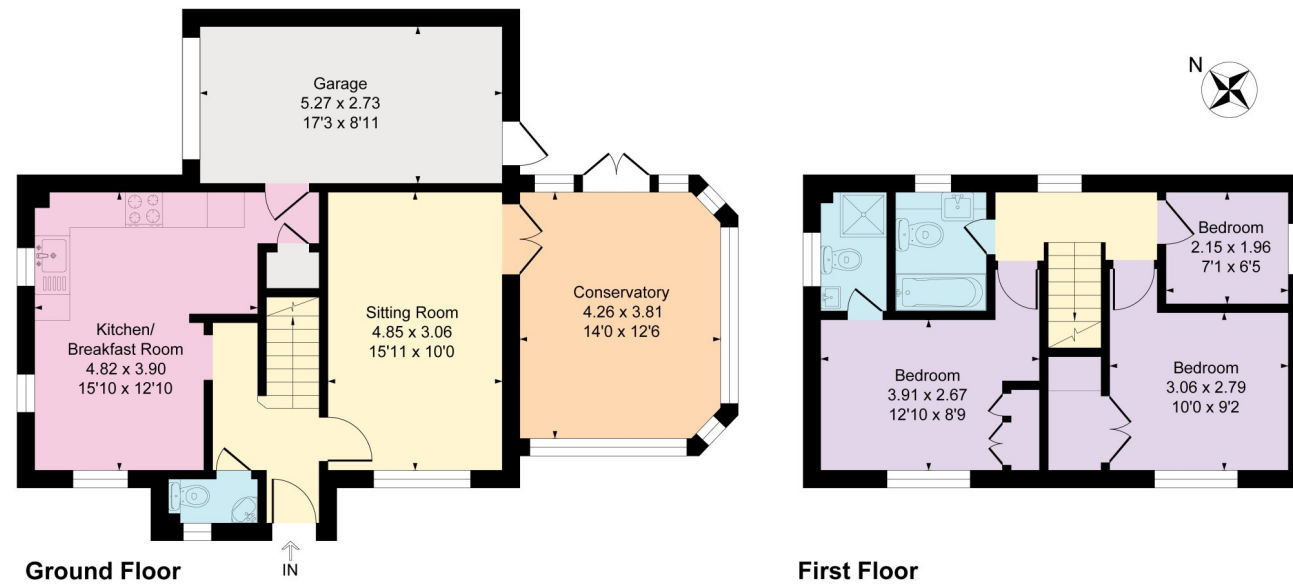


## Westbury Gardens GU9

Approximate Gross Internal Floor Area = 113.0 sq m / 1216 sq ft



## Westbury Gardens, Farnham, Surrey, GU9

Guide Price £575,000

A fine modern family home situated in this convenient central location, benefiting from off street parking, garage and a garden.

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ACCOMMODATION

- Two reception rooms
- Entrance hall with cloakroom
- Large kitchen/breakfast room
- En suite to principal bedroom
- Driveway providing ample parking and a single garage
- Landscaped rear garden
- Attractive patio for entertaining
- Set in a private cul-de-sac

DESCRIPTION

The property is a link-detached family home constructed of brick and rendered elevations under a tiled roof with accommodation arranged over two floors.

Of particular note is the large sitting room with wooden flooring and double doors leading to the conservatory/play room which in turn leads out to the garden. The double aspect kitchen/breakfast room is accessed off the hall and fully fitted with a range of floor and wall mounted units with an integrated fridge, microwave and dishwasher, a range cooker and a large larder cupboard. A door leads through to the single garage with up and over door and a door at the rear providing access to the garden. There is a downstairs cloakroom.

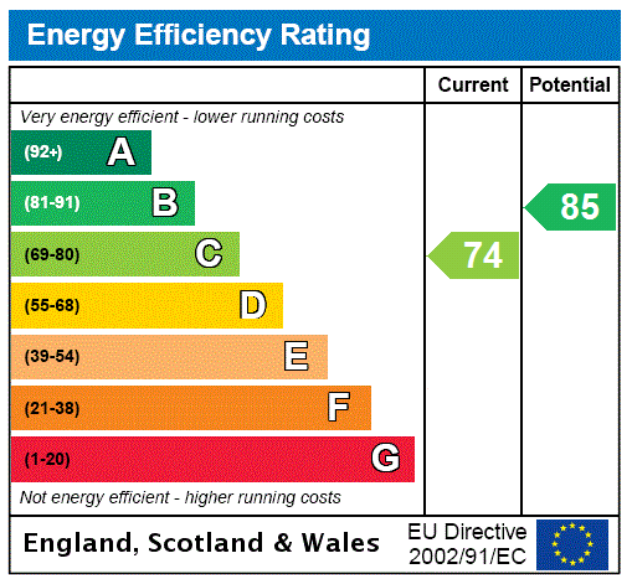
From the hall, stairs rise to the first floor landing which consists of large principal bedroom benefitting from an en suite shower room, further double bedroom with large walk in airing cupboard, single bedroom. There is a family bathroom fitted with a bath, wash hand basin and WC. Modern window shutters are fitted throughout the property.

OUTSIDE

The property is approached to the side via a block paved parking area for two cars, that leads to the single garage. A paved sandstone path leads to and passes the front door to a pedestrian gate providing access to the garden. The garden is on the south-east side of the property and is fully enclosed on all sides by panelled fencing. The private garden has recently been landscaped by the current owners and is ideal for outside entertaining.

LOCATION

The property is situated towards the north-east fringes of the town centre, conveniently positioned within walking distance to local amenities including a convenience store, public house and hospital. Farnham is a historic, former market town lying on the Surrey/ Hampshire border, renowned for its attractive architecture offering a wide range of cultural, educational and shopping amenities. The town is situated on the A31, providing access to Guildford and the A3 to the east and Alton and Winchester to the west. The A331 provides dual carriageway access to the M3 to the north. A train service from the town enables access to London Waterloo in approximately an hour.



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